

129 ROYAL Bay Calgary Alberta

$1,049,900

WELCOME to this EXCEPTIONAL WALKOUT BUNGALOW in ROYAL OAK, offering 2,931+ SQ. FT. DEVELOPED, 3 BEDROOMS, 2.5 BATHROOMS, CENTRAL A/C + an OVERSIZED HEATED DOUBLE ATTACHED GARAGE on a 6,103 SQ. FT. LOT BACKING ONTO GREEN SPACE!!! MOUNTAIN VIEWS, a $50K ELEVATOR, RENOVATED ACCESSIBLE ENSUITE, PRIVATE HOME SALON + $15K HOME THEATRE create an INCREDIBLE OPPORTUNITY for LUXURY LIVING w/COMFORT, ACCESSIBILITY + VERSATILITY!!! Set on a quiet BAY w/STONE + STUCCO curb appeal, this home welcomes you w/10'4"-12'4" FLAT CEILINGS, FRESH PAINT, HARDWOOD FLOORS + IN-CEILING SPEAKERS. A front DEN/OFFICE w/EXPANSIVE WINDOWS offers a workspace w/beautiful natural light. The KITCHEN impresses w/LIGHT MAPLE CABINETRY, BLACK GRANITE COUNTERS, UNDER-CABINET LIGHTING, SKYLIGHTS, GAS COOKTOP, BUILT-IN OVENS, PANTRY, ISLAND + BREAKFAST BAR--perfect for everyday cooking, casual meals + entertaining!! Flowing into the DINING AREA, there's plenty of space for family dinners + hosting friends, while the inviting OPEN-CONCEPT LIVING ROOM is flooded w/NATURAL LIGHT through EXPANSIVE CURVED BAY WINDOWS, creating a bright + welcoming space to relax + gather!!! Step onto the EXTENDED UPPER DECK for morning coffee, summer BBQs + beautiful MOUNTAIN VIEWS overlooking the greenery!!! MAIN-FLOOR PRIMARY RETREAT enjoys CURVED BAY WINDOWS + a RENOVATED 5-PC ENSUITE w/DOUBLE VANITY, FREESTANDING SOAKER TUB + GLASS SHOWER, thoughtfully designed for WHEELCHAIR ACCESSIBILITY, plus a generous WALK-IN CLOSET. A 2-PC BATH, MAIN-FLOOR LAUNDRY + CENTRAL VAC w/KICK-SWEEP add convenience. Installed in 2007, the $50K ELEVATOR connects the GARAGE, MAIN FLOOR + WALKOUT BASEMENT, delivering enhanced ACCESSIBILITY, INDEPENDENCE + COMFORT at every stage of life. The OVERSIZED INSULATED + HEATED DOUBLE ATTACHED GARAGE provides ample vehicle + storage space, while a FULLY SEPARATED PRIVATE SALON offers privacy + potential ...

Family room 24.00 Ft x 15.92 Ft

Media 16.00 Ft x 14.00 Ft

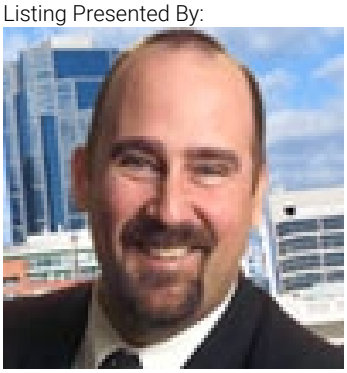
Bedroom 15.08 Ft x 11.42 Ft

Primary Bedroom 14.42 Ft x 12.08 Ft

Other 10.67 Ft x 7.50 Ft

5pc Bathroom 16.75 Ft x 10.50 Ft

Listing Presented By:



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Bedroom 13.42 Ft x 13.08 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Other 5.08 Ft x 4.92 Ft
Furnace 7.83 Ft x 7.67 Ft
Living room 14.00 Ft x 14.00 Ft
Kitchen 15.33 Ft x 12.92 Ft
Dining room 10.50 Ft x 9.50 Ft

Foyer 7.67 Ft x 4.58 Ft
Den 10.33 Ft x 10.00 Ft
Laundry room 6.17 Ft x 2.50 Ft
2pc Bathroom 5.00 Ft x 4.42 Ft
Other 9.92 Ft x 5.50 Ft
Other 5.08 Ft x 4.92 Ft