

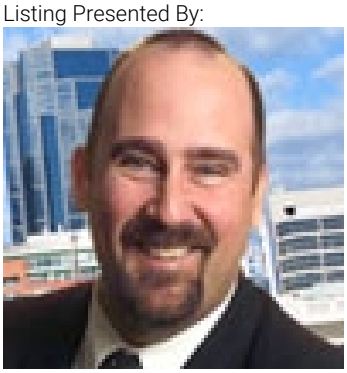
249 Royal Terrace Calgary Alberta

$1,100,000

Located in the estate area of Royal Oak, this impressive family home sits just four blocks from the CTrain and a short walk to the bus stop, offering both prestige and transit convenience. With over 3,700 sq ft of living space and a substantial 1,600 sq ft main-floor footprint, this property features a beautifully maintained cedar shingle roof, stucco siding, aggregate concrete driveway and front steps, a widened driveway that fits three cars, and a double attached insulated garage. The walkout basement opens to a large concrete patio and private backyard, ideal for indoor-outdoor living. A concrete walkway runs along the side of the house, connecting the front driveway to the backyard patio for easy access and flow between outdoor spaces. The main floor greets you with a spacious foyer, lofty cathedral ceilings and large windows that flood the home with natural light. The oversized kitchen is a showpiece with maple cabinetry, stainless steel appliances and a huge island, plus a walkthrough pantry to the mudroom for seamless daily living. A bright main-floor office and formal dining room add practical living spaces, while gleaming hardwood flows throughout. The main-floor master suite is a standout, featuring a generous bedroom, an extra-large five-piece ensuite with double vanity, separate standing shower, jetted tub and a large walk-in closet. Upstairs, a graceful staircase with handrails leads to two very large bedrooms connected by a bridge that overlooks the main floor, plus a well-appointed four-piece bathroom. The home's layout is functional yet dramatic, providing separate zones for family living and private retreat. The expansive walkout basement adds three additional bedrooms, another four-piece bathroom and full tiled floors with in-floor heating for year-round comfort. Mechanical features include in-floor heating in the basement, three hot water tanks (...

Bedroom 14.42 Ft x 12.67 Ft
Bedroom 14.42 Ft x 8.83 Ft
4pc Bathroom Measurements not available
Family room 31.83 Ft x 20.75 Ft
Bedroom 12.83 Ft x 10.75 Ft
Bedroom 21.33 Ft x 11.00 Ft
Dining room 12.58 Ft x 10.08 Ft
Kitchen 14.67 Ft x 13.08 Ft
Breakfast 8.83 Ft x 7.17 Ft
Office 10.00 Ft x 11.50 Ft
Foyer 7.75 Ft x 9.75 Ft
Laundry room 8.75 Ft x 9.00 Ft

Listing Presented By:



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Bedroom 12.92 Ft x 11.50 Ft

4pc Bathroom Measurements not available

Living room 18.83 Ft x 17.50 Ft

Primary Bedroom 17.33 Ft x 12.42 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available