



# 40 Royal Highland Court Calgary Alberta

\$1,080,000

Welcome to 40 Royal Highland Court NW - a beautifully maintained home nestled in one of Calgary's most desirable communities. This property offers a rare combination of lake views, mountain views, and unbeatable convenience. Located just steps from schools, a fitness center, a charming local hobby farm, and multiple parks, with quick access to shopping, restaurants, and major roadways, this is an ideal location for families and professionals alike. Inside, the home features a bright and spacious layout with excellent functionality throughout. New carpet on main and upper level. New Asphalt shingles were installed in July 2024. The main floor boasts a stunning vaulted ceiling in the living room, enhancing the sense of openness and natural light. The home is equipped with a full suite of modern appliances, offering both comfort and convenience for everyday living. Whether you're hosting or relaxing, this home delivers the perfect blend of space, style, and practicality for a high-quality lifestyle. (id:6769)

Primary Bedroom 21.08 Ft x 14.83 Ft  
5pc Bathroom 11.08 Ft x 11.92 Ft  
Bedroom 12.42 Ft x 18.00 Ft  
4pc Bathroom 4.92 Ft x 9.67 Ft  
Bedroom 10.58 Ft x 11.67 Ft  
Bedroom 9.92 Ft x 13.67 Ft  
Other 13.42 Ft x 33.67 Ft  
Bedroom 14.17 Ft x 15.17 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft

Furnace 17.58 Ft x 13.33 Ft  
Living room 12.92 Ft x 10.92 Ft  
Office 8.92 Ft x 13.75 Ft  
Family room 13.75 Ft x 15.83 Ft  
Breakfast 13.42 Ft x 10.92 Ft  
Other 13.75 Ft x 12.42 Ft  
2pc Bathroom 4.42 Ft x 4.92 Ft  
Laundry room 5.92 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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