

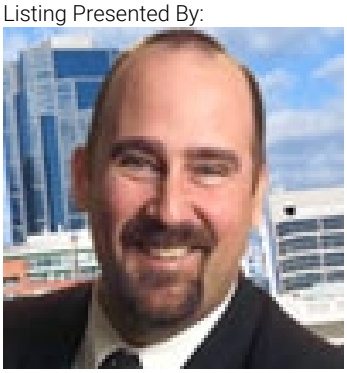
55 Royal Abbey Rise Calgary Alberta

$1,049,900

Backing onto beautiful green space on a large, landscaped lot in Royal Oak, this distinctive home offers thoughtful design, inviting living spaces, and a peaceful setting. Built by boutique custom builder Dream West Homes, this property features unique architectural details and a warmth that sets it apart. The impressive front entrance welcomes you with soaring ceilings, beautiful tile detailing, a wood-and-wrought-iron staircase, and plenty of natural light from the large upper window. Just off the foyer, French doors open to a versatile den or formal dining room, ideal for a home office or additional entertaining space.Continuing through the main floor, you'll find a bright, open-concept kitchen, dining, and living area with large windows overlooking the backyard and green space with playground. The kitchen is truly the heart of this home, featuring two-tone cabinetry, custom hickory hardwood floors, a walk-in pantry, generous storage, and an impressive 10.5-foot island perfect for cooking and entertaining. The adjoining dining area is surrounded by windows on three sides, while the living room offers a cozy fireplace with custom built-in shelving. A convenient half bathroom completes the main floor.The upper level features three bedrooms, including a spacious primary retreat with oversized windows, a cedar-lined storage bench, and a beautiful ensuite with vaulted ceilings and dual sinks. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement offers a spacious recreation and games room with large windows that fill the space with natural light. A generously sized utility room provides plenty of additional storage.Outside, the beautifully landscaped backyard overlooks the neighbouring green space, with a northwest-facing deck featuring glass railings and convenient storage underneath. The 18-foot front porch offers another...

4pc Bathroom 8.58 Ft x 4.92 Ft
5pc Bathroom 10.75 Ft x 14.67 Ft
Bedroom 9.50 Ft x 10.92 Ft
Bedroom 13.33 Ft x 10.17 Ft
Primary Bedroom 15.92 Ft x 16.08 Ft
Other 4.92 Ft x 10.17 Ft
Furnace 15.08 Ft x 9.67 Ft
2pc Bathroom 4.83 Ft x 5.00 Ft
Breakfast 13.92 Ft x 5.67 Ft
Dining room 12.00 Ft x 15.25 Ft
Foyer 7.67 Ft x 7.92 Ft
Kitchen 19.33 Ft x 13.75 Ft

Listing Presented By:



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Recreational, Games room 33.75 Ft x 22.75 Ft

Storage 21.25 Ft x 14.92 Ft

Laundry room 6.42 Ft x 10.50 Ft

Living room 17.50 Ft x 13.75 Ft