

\$1,015,000 - 35 Royal Crest Way Nw, Calgary

MLS® #A2220207

\$1,015,000

4 Bedroom, 3.00 Bathroom, 1,654 sqft
Residential on 0.21 Acres

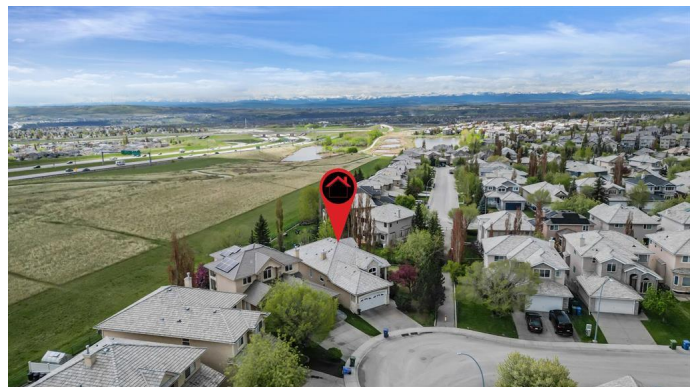
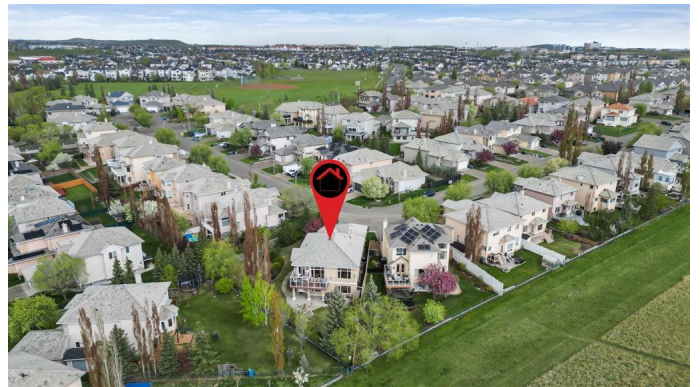
Royal Oak, Calgary, Alberta

Welcome to this exceptional walk-out bungalow nestled in the prestigious Royal Oak Estates, offering unparalleled privacy and serenity on a generous south-facing, pie-shaped lot—nearly ¼ acre—backing directly onto a tranquil green space and mountain views.

This meticulously maintained home, boasting 3,300 square feet of living space, exudes pride of ownership, with detailed service records available for the duration of the current ownership. Numerous thoughtful updates enhance everyday comfort and convenience, including a programmable garden irrigation system, whole-home water treatment and filtration, central air conditioning, and more. The windows have been professionally re-sealed, and the roof is regularly inspected and maintained, ensuring peace of mind for years to come.

Step into the sun-soaked great room, where natural light pours through expansive windows and flows seamlessly onto a large, elevated deck—perfect for entertaining. Enjoy sweeping mountain views, a built-in gas line for your BBQ, and plenty of space to gather with family and friends.

The chef's kitchen is both functional and refined, featuring granite countertops, a gas cooktop, and a built-in wall oven—an ideal setup for culinary enthusiasts. The adjacent



dining area is spacious and perfectly positioned for casual meals or elegant dinner parties.

Retreat to the luxurious primary suite, a true sanctuary with room for a king-sized bed, stunning mountain views, and a spa-inspired ensuite complete with a double vanity, oversized shower, and a walk-in closet.

Tucked away in a quiet corner of the community with minimal traffic, this home is surrounded by lush gardens and flanked by walking paths, offering a perfect blend of nature and neighborhood.

Don't miss your opportunity to own one of Royal Oak's most cared-for and beautifully positioned estate homes.

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220207 |
| Price | \$1,015,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,654 |
| Acres | 0.21 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 35 Royal Crest Way Nw |
| Subdivision | Royal Oak |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G4M7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description | Backs on to Park/Green Space, Gentle Sloping, Pie Shaped Lot |
| Roof | Cedar Shake |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 28 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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