



**GRASSROOTS**  
REALTY GROUP

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**24 Royal Highland Court NW  
Calgary, Alberta**

**MLS # A2217927**



**\$999,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to your private city retreat—an exceptional walkout bungalow nestled at the end of a quiet cul-de-sac, offering over 3,400 square feet of beautifully finished living space and stunning, uninterrupted views. This five-bedroom, three-bathroom home has been extensively renovated and offers open-concept living on both levels, with expansive windows that invite natural light and showcase the surrounding greenery. The walkout basement is a standout feature, perfect for extended family or guests. Two additional bedrooms, a full bathroom, and multiple living areas open to a spacious outdoor living space, creating a seamless blend of indoor and outdoor comfort. Sitting on an amazing southwest facing yard, the outdoor areas are designed for both relaxation and entertaining, with a large deck surrounded by trees—offering true privacy with no neighbors in sight. With a layout that perfectly balances space, function, and comfort, this home is ideal for families seeking flexibility and privacy in a serene, city-close setting. Don't miss this rare opportunity—contact your favorite agent today to experience it for yourself.