

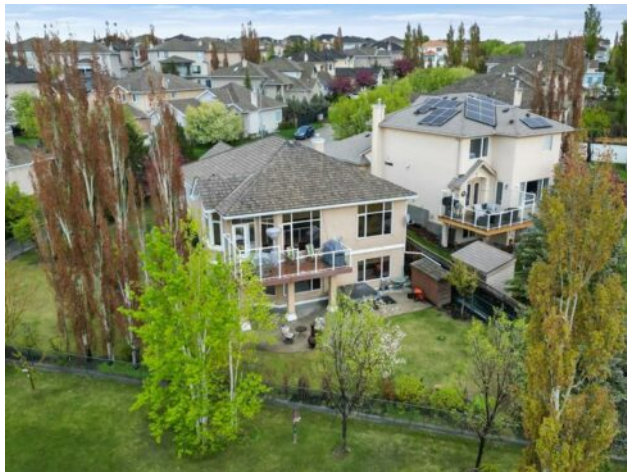


**GRASSROOTS**  
REALTY GROUP

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**35 Royal Crest Way NW**  
**Calgary, Alberta**

**MLS # A2220207**



**\$995,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gentle Sloping, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Inclusions:** TV Wall Mount in Living Room, garage shelving, programmable irrigation system (in gardens)

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  $\frac{1}{4}$  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.