



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

86 Royston Park NW
Calgary, Alberta

MLS # A2233670



\$867,633

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.		

The brand new 'Oxford' model by Brookfield Residential is a fully developed home with a legal basement suite + double detached garage! Featuring 2 living areas, a flex space / home office, 3 bedrooms, 2.5 bathrooms + a legal 1 bedroom basement suite with its own private entrance, this beautiful new home is perfect for a growing family, multi-generational living, or those that want additional income with a rental suite! With nearly 2,000 square feet of living space above grade, this sprawling home has ample space for a family and is designed with entertaining in mind. The front great room has a wall of south-facing windows allowing for natural light to pour through the main level all day long. A central fireplace in the great room is the perfect addition to cozy winter nights. The central kitchen is complete with a chimney hood fan, built-in microwave and gas range - all overlooking the dining and living areas making it the ideal space to host guests. The expansive pantry provides endless storage, adding to everyday convenience. A flex space, perfect for a home office, 2 pc powder room and mud room at the rear of the home complete the main level. The upper level has a central bonus room that separates the primary bedroom from secondary rooms for added privacy. The expansive primary suite, spanning ~13'x13' has ample space for a bedroom suite and has a large walk-in closet and private 4 pc ensuite with a walk-in tiled shower and dual sinks. Two more bedrooms, a main bathroom and a laundry room with storage complete the upper level. The professionally developed lower level has a side-entrance for private access to the legal basement suite. Complete with a full kitchen, dining area, living room, bedroom, bathroom, laundry and storage - this legal suite is the perfect guest space or can provide additional income if rented. The large backyard is a great outdoor living

space and is complete with a free 20X22 detached garage - perfect for keeping your vehicle and valuables safe all year long! This brand new home is nearly complete and comes with builder warranty + Alberta New Home Warranty, allowing you to purchase with peace of mind. **Please note: photos are from a show home model and are not an exact representation of the property for sale - finishes will vary. See photo 13 in the photo set for interior selections on this home.