



**GRASSROOTS**  
REALTY GROUP

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**33 Royal Crest Terrace NW**  
**Calgary, Alberta**

**MLS # A2239512**



**\$1,180,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Views		

**Heating:** Fireplace(s), Floor Furnace, Forced Air

**Floors:** Carpet, Tile, Vinyl

**Roof:** Cedar Shake

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**Exterior:** Concrete, Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** N/A

Rocky mountain view single house in the prestigious community of Royal Oak - this 5 bedroom, 3.5 bathroom home offers over 3000 sqft of developed living space, extensively renovated, drenched in sunlight, complete with a fully finished illegal second suit walkout basement. Main floor features beautiful new LVP flooring, freshly painted walls/doors/casings, welcoming high open ceilings, flex room/office, open concept living room with a 3-sided gas fireplace with stone decoration, spacious nook/dining area and large south-facing deck. Lots renovations and new appliances in the past a few years. The focal point of this house is the fully renovated bathrooms in upper level and kitchen - freshly painted cabinets with new handles and knobs, new kitchen island, modern pendant light fixture, new faucet, new quartz countertops, newer stainless steel appliances (refrigerator in 2021, electric stove in 2022, range hood in 2023, washer, dryer dishwasher in 2023), replace polybutylene in 2023, new interior paint, new carpet and new lighting fixtures in 2023. Main floor laundry room and 2pc powder room complete the level. Upper floor features a primary bedroom with 5pc fully renovated ensuite bathroom + 2 additional bedrooms with full 4pc Jack & Jill bathroom (also new renovated). Walkout basement also has new flooring & freshly painted walls/doors/casings throughout. It is fully finished with two additional bedrooms, a kitchen, a large recreation room. Concrete patio provides another private outdoor space and south facing backyard has been maintained. Extras: LED bulbs in the entire house, water softener and underground sprinkler system. Very close to all kinds of amenities, schools, shopping centres, playgrounds, parks, trails, Shane Homes YMCA and within walking distance to Tuscany CTrain station, which makes only a short

commute to the downtown core.