



GRASSROOTS
REALTY GROUP

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

40 Royal Highland Court NW
Calgary, Alberta

MLS # A2246031



\$1,139,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,671 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Walk-Out To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Welcome to 40 Royal Highland Court NW – a beautifully maintained home nestled in one of Calgary’s most desirable communities. This property offers a rare combination of lake views, mountain views, and unbeatable convenience. Located just steps from schools, a fitness center, a charming local hobby farm, and multiple parks, with quick access to shopping, restaurants, and major roadways, this is an ideal location for families and professionals alike. Inside, the home features a bright and spacious layout with excellent functionality throughout. New carpet on main and upper level. New Asphalt shingles were installed in July 2024. The main floor boasts a stunning vaulted ceiling in the living room, enhancing the sense of openness and natural light. The home is equipped with a full suite of modern appliances, offering both comfort and convenience for everyday living. Whether you’re hosting or relaxing, this home delivers the perfect blend of space, style, and practicality for a high-quality lifestyle.