



**GRASSROOTS**  
REALTY GROUP

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**174 Royal Terrace NW**  
**Calgary, Alberta**

**MLS # A2258737**



**\$949,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Storage, Wired for Sound		

**Inclusions:** A/C, Shed, Downstairs in the basement's Dishwasher Included

This rare Royal Oak Estates bungalow offers over 2,961.5 sq ft of developed space, on a quiet street backing onto a greenbelt. It features custom millwork, high ceilings with skylights and a "Venetian" effect, a gourmet kitchen, and an elegant curved staircase. The open layout features a kitchen, living space, and formal dining room, with large windows that let in the evening sun, visible from the full-width upper deck with glass railing. Quite often, you will have special visitors such as deer, and so on. The primary suite is a luxurious retreat featuring private deck access, a vaulted ceiling, and a spa-like en-suite with soaking tub, tiled shower, and dual vanity. The walk-out basement has a bright rec room with built-ins, a wet bar, an enclosed media area, two large bedrooms, and a full bathroom. Outside, mature aspens and shrubs provide shade and privacy. Residents enjoy nearby parks, green spaces, and amenities on Country Hills Blvd, including the North YMCA, as well as easy access to major roads via Stoney Trail. Also close to the Tuscany C-train station.