



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259150**



**\$850,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,452 sq.ft.                                                             | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated                                        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Pine Shake                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** play structure, vacuum system 'as is

**\*NEW PRICE\*** Located in the highly desirable community of Royal Oak Estates, this immaculate 2,451 sq. ft. home sits on a prime, oversized lot with breathtaking mountain views on a quiet street and backing onto green space. Step inside to a bright, open floor plan filled with natural light. The main level features a formal living and dining room&mdash;perfect for entertaining&mdash;plus a spacious custom maple kitchen with a large island, newer stainless steel appliances(2025 fridge, stove ,and microwave), pantry, abundant cabinetry, and a sunny breakfast nook with access to the deck. The inviting family room boasts a gas fireplace and custom built-ins, while a main floor den and laundry/mudroom offer convenience for a busy household. Upstairs, the primary suite enjoys mountain views, dual walk-in closets, and a 4-piece ensuite with a jetted tub. Two additional generous bedrooms&mdash;each with a walk-in closet&mdash;and another full bath complete the upper level. The high 9' ceiling basement is roughed in and awaits your creative vision. Outside, the sunny southeast yard with mountain views offers a spacious deck, expansive lawn, and a play structure&mdash;perfect for watching the kids play while you relax or BBQ. Backing onto green space enhances the peace and privacy of this beautiful outdoor setting. Additional highlights include an insulated double attached garage and tons of updates like new carpet, new luxury vinyl plank and newer paint. Well-maintained and in an unbeatable location within walking distance to the LRT, surrounded by walking/bike paths, and close to top-rated schools and all amenities. Don't miss the 3D tour or book your private showing today!