



GRASSROOTS
REALTY GROUP

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100 Royal Manor NW
Calgary, Alberta

MLS # A2264486



\$725,000

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,231 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Other	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	\$ 383
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: All wall mounts, TV in kitchen, Towel racks in bathrooms, Pool Table

Exceptional walk-out bungalow backing onto serene green space with mountain views! Welcome to this immaculately maintained bungalow offering over 2,200 sq. ft. of beautifully finished living space. Perfectly situated in an exclusive, quiet complex with just 14 bungalow style villas, this home provides a rare combination of privacy, elegance, and breathtaking natural surroundings. From the moment you step inside, you'll be impressed by the rich hardwood flooring, soaring ceilings, custom Hunter Douglas blinds and abundant natural light that define the main living area. The kitchen features, beautiful dark cabinetry, granite countertops, a convenient eat up bar, pantry and stainless steel appliances, seamlessly flowing onto a sunny southwest facing deck with a charming pergola; perfect for enjoying your morning coffee or an evening glass of wine while surrounded by nature. The inviting living room centres around a stunning gas fireplace with beautiful masonry, creating a warm and welcoming atmosphere. The primary suite offers a private retreat with a luxurious 5 piece ensuite, including a double vanity, soaker tub, separate shower, and a spacious walk through closet. A discreetly located 2 piece powder room and laundry area add thoughtful functionality to the main level. Descend down the elegant curved staircase to the fully finished walk out lower level, where a spacious recreational area with a pool table offers the perfect setting for entertaining or relaxing. This level also features a generous second bedroom, a beautifully appointed 3 piece bathroom with heated flooring and an impressive wet bar complete with quartz countertops and exquisite built in cabinetry. Ample storage space and a covered patio create the ideal blend of functionality and outdoor enjoyment. Additional highlights include an insulated double attached garage, private driveway

and visitor parking. The complex is beautifully maintained, with meticulous care evident throughout the grounds and common areas. Located just a short stroll from the LRT station, commuting is effortless. You'll also enjoy easy access to exceptional amenities, including one of the city's newest YMCA facilities, shopping, dining and recreational options. For those who love the outdoors, a quick drive west puts you on the road to Banff National Park in just over an hour. This is a rare opportunity to own a premium villa in one of the city's most desirable locations; a perfect blend of comfort, elegance and convenience. Book your private showing today!