



GRASSROOTS
REALTY GROUP

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**49 Royal Highland Road NW
Calgary, Alberta**

MLS # A2274386



\$1,199,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,016 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Fruit T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

Inclusions: 1 Cabinet in the bedroom Upstairs and another in the Basement Bedroom.

EXCEPTIONAL POND VIEW LARGE WALKOUT BUNGALOW in the prestigious & vibrant, sought-after NW Calgary community of Royal Oak. Welcome to 49 Royal Highland Road Nw!! This meticulously maintained home offers a TRULY BEAUTIFUL SETTING, backing onto a PICTURESQUE POND surrounded by lush trees, greenery & scenic walkways. This large walkout bungalow-style family home boasts 4 bedrooms, 3 bathrooms, & a total of 4,000 sq ft of Living space. As you step into the Open Foyer, you'll immediately appreciate the spaciousness, charm and warmth, SOARING 10 FOOT CEILINGS and HARDWOOD FLOORING. The front FLEX ROOM WITH WAINSCOTTING is perfect for a Formal Dining Room. Drenched in NATURAL LIGHT, this home immaculately shows pride of ownership. Bright & spacious GOURMET KITCHEN includes a corner Pantry, AN EXTRA-LARGE ISLAND, and AMPLE COUNTER SPACE AND CABINETS. It opens to a spacious Breakfast Nook overlooking one of the most gorgeous ponds, and a grand Living Room centered around a cozy Fireplace complemented by beautiful built-ins. This home is perfect for entertaining in the grand Kitchen/Family Room or the exquisite Formal Dining Room. The exceptionally open layout of this fully finished home also offers WROUGHT IRON SPINDLES with WOODEN HAND RAILINGS, ROUNDED CORNERS, KNOCKDOWN CEILING, GRANITE COUNTEROPS, STAINLESS STEEL APPLIANCES, and SOARING 10-FOOT CEILINGS and CROWN MOULDING through the Entire Main Floor. Enjoy the UNOBSTRUCTED POND VIEW of the natural reserve from this beautiful walkout bungalow located on a beautiful street with manicured yards. This Must See home is meticulously landscaped, offering great outdoor space to relax & unwind. The main floor also features the

Primary Bedroom with a 5-piece Ensuite, Walk-in-closet, two additional bedrooms, another Full Bath, and a Laundry Room/ Mud Room with upper and lower cabinets. This impeccably kept home, surrounded by executive-style residences on a beautiful street with manicured yards shows immense pride of ownership. The lower level with Rough-in Slab Heating, 9FT CEILING and Large Windows Galore is a fully finished walkout with upper Deck & Lower Patio leading to a nicely landscapped backyard, with sprinkler system. It includes an additional bedroom, a full bath, a media room, & a great recreation area perfect for Big parties and your guests. Approximatley 385sq ft Undeveloped Storage /Utility Room with Large shelvings for storing all your seasonal items. This RARE, 3 BEDROOM ABOVE GRADE LARGE WALKOUT BUNGALOW also offers an OVERSIZED DOUBLE ATTACHED GARAGE & great Curb appeal. This home has it all, offering incredible POTENTIAL & VALUE! SOUTH BACKYARD! Close to all amenities including Schools, Royal Oak Shopping centre, Parks, Trails, Playgrounds, Shane Homes YMCA, Public Transport & the Tuscany C-Train Station heading to Down Town Core an easy commute. Quick access to Country Hills Blvd, Crowchild Trail, and Stoney Trail. Come Check it out! You Do not want to miss a chance to own this Great Home!!