



**20 Royal Highland Court NW  
Calgary, Alberta**

**MLS # A2282859**



**\$839,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,438 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Tankless Hot Water		

**Inclusions:** Tire rack, TV and mount in kitchen, shelves, BBQ, shed, garage storage and shelves, alarm not monitored

Welcome to this exceptional, fully finished two-storey home nestled on a quiet cul-de-sac in the highly sought-after Royal Oak. Perfectly positioned on a large lot with picturesque pond views, this impressive residence offers the ideal combination of space, comfort, and refined outdoor living. From the moment you arrive, the home's commanding presence and serene setting set it apart. Inside, you are greeted by a bright and spacious layout designed for both everyday family living and elegant entertaining. Expansive windows throughout this home but especially across the bonus room that perfectly frame the beautiful view over looking the pond. The main floor features hardwood floors, generous principal rooms, a welcoming living area, and a well-appointed kitchen with tons of additional cabinetry, extensive counter space, and a central island that serves as the heart of the home. The adjoining dining area opens onto a large deck and patio area perfect for morning coffee or evening gatherings and watching the resident wildlife. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. A versatile bonus room provides additional living space ideal for a media room, play area or amazing family flex space. This upper level is thoughtfully designed to offer both privacy and functionality for growing families. The fully developed lower level extends the living space even further, featuring a fourth bedroom and a convenient three-piece bathroom—ideal for guests, teenagers, or multi-generational living. The expansive recreation area offers endless possibilities for entertainment, fitness, or relaxation. Outdoors, the oversized lot truly shines. Designed for entertaining, the private backyard features a built-in BBQ area, generous patio space, and plenty of room for

children to play or for hosting summer gatherings and the the bonus of the option of a quiet cul-de-sac location. Car enthusiasts and hobbyists will appreciate the oversized heated garage, offering ample space for vehicles, storage, and workspace. Located in one of northwest Calgary's most desirable communities, Royal Oak is known for its parks, pathways, schools, restaurants, bars, cafes, and convenient access to shopping and major roadways. This area offers a peaceful, family-friendly environment surrounded by natural beauty. This beautifully maintained home presents a rare opportunity to enjoy spacious, fully finished living with exceptional outdoor amenities and scenic views—all in a premier location.