



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

**MLS # A2288830**



**\$949,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,027 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Stove, Fridge, Washer and Dryer in basement

\*Open house: 2-4pm Sat & Sun Mar 7&8\* Welcome to this beautifully maintained home in the highly desirable community of Royal Oak. Backing directly onto green space with a south-facing backyard, this property offers exceptional privacy, open views, and an abundance of natural sunlight throughout the day. Even more rare, you can enjoy Rocky Mountain views from both the dining area and the walkout basement living room &mdash; a truly special feature that sets this home apart. Step inside and you are immediately greeted by a soaring open-to-above ceiling and an elegant curved staircase railing that creates a grand and upscale first impression. To the left of the entrance is a private office, perfect for working from home or creating a quiet study space. The main floor features a modern white kitchen paired with nearly new 2024 appliances, making everyday cooking a true pleasure. The kitchen flows seamlessly into the dining area and living room, where large south-facing windows fill the entire space with natural sunlight. From morning to evening, the main living areas are bright, warm, and inviting. Upstairs, you will find three well-sized bedrooms and two fully renovated full bathrooms, thoughtfully updated with contemporary finishes. Brand new carpet throughout the second floor adds comfort and freshness, making the upper level completely move-in ready. The fully developed walkout basement provides incredible flexibility. Complete with its own kitchen, spacious living area, and two additional rooms, it is ideal for extended family living, guests, or future potential use. The walkout design allows for abundant natural light and direct access to the backyard. Most major appliances were replaced in 2024, offering peace of mind and modern efficiency for years to come. And location-wise, you're just minutes to Tuscany CTrain, Stoney Trail, the

YMCA, and Royal Oak Shopping Centre &mdash; making commuting and daily life incredibly convenient. With its rare mountain views, south-facing yard backing onto green space, elegant architectural details, renovated bathrooms, updated appliances, versatile walkout basement, and unbeatable location, this home presents an exceptional opportunity in Northwest Calgary.