



**189 Royal Abbey Court NW
Calgary, Alberta**

MLS # A2291231



\$749,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE SAT MARCH 14 - 2:00-4:00 - Located on a quiet CUL-DE-SAC in the sought-after Highlands of Royal Oak, this beautifully maintained 2,307 sq ft two-storey offers an ideal layout for family living and entertaining. The bright and functional main floor features maple hardwood flooring, 9 ft ceilings, rounded corners, and large windows that fill the home with natural light. The expansive and inviting great room is centered around a cozy gas fireplace, creating a comfortable space for relaxing or gathering with family and friends. The kitchen offers generous counter space, granite countertops, a large eating bar, cooktop, built-in oven and microwave, and a sunny dining area with a charming bay window overlooking the backyard. A new Samsung refrigerator with beverage centre completes the well-equipped kitchen. Upstairs, a versatile loft/bonus area provides an ideal space for a home office, playroom, or quiet reading nook. The upper level also features 3 bedrooms and 2 full bathrooms. The spacious primary suite includes a large walk-in closet and a well-appointed 5-piece ensuite complete with dual vanities, a jetted soaker tub, separate shower, and private water closet. The unfinished basement offers excellent potential for future development and includes a bathroom rough-in along with TWO hot water tanks. This home has been carefully maintained, with recent servicing of both the furnace and fireplace. The hail-resistant roof was recently replaced, providing added durability and peace of mind. The fully fenced backyard offers a wonderful outdoor retreat, featuring a large two-tiered deck and a dedicated fire pit area - an ideal space for relaxing, entertaining, or enjoying summer evenings outdoors. The double attached garage is insulated and drywalled. Ideally situated close to excellent schools, parks, playgrounds, and the extensive

pathway system, this home also offers convenient access to the Rocky Ridge YMCA, shopping, dining, and everyday amenities at Crowfoot Centre. Commuting is made easy with nearby access to the Rocky Ridge LRT station as well as convenient connections to Stoney Trail and Crowchild Trail.