



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

MLS # A2135832



\$1,250,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,914 sq.ft.	Age:	2003 (21 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Negotiable

Exquisite! This gorgeous home, with over 4,300 sq.ft. of living space, is nestled in the quiet and extremely desirable community of Royal Oak! South facing backyard, with large and bright windows, inviting full sun inside. Backing directly onto green space, with beautiful trees, walking path and playground nearby. Brand new Kitchen, Hardwood flooring on main floor, and Roof. Open below feature in the foyer, to welcome you into this grand house. Enjoy your summer days relaxing on the balconies, or hosting in your designer kitchen! The cold winter days, cozy up next to the fireplace. Upstairs have 4 bedrooms. You will find a very spacious Primary bedroom, with a beautiful view. A second primary with ensuite. The third bathroom can be turned into an ensuite as well. In the Walk-Out Basement, 2 additional bedrooms and full bathroom. Let your imagination go wild in this very large recreation room! This home have been loved by it's Original Owners. Now it's your chance to experience opulence in Royal Oak! ***3D Tour Available***