



**GRASSROOTS**  
REALTY GROUP

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**197 Royal Crest View NW  
Calgary, Alberta**

**MLS # A2201464**



**\$669,500**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Pie Shaped Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Track Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Elegant Executive Walkout Villa with Double Attached Garage! Experience refined living in this stunning executive walkout villa, designed for both comfort and style. The spacious main floor boasts a grand primary bedroom with an ensuite and walk-in closet, an inviting living room with a cozy gas fireplace, and a gourmet kitchen featuring a huge granite island—perfect for entertaining. A private den provides the ideal space for uninterrupted productivity, while the deck offers a serene retreat to relax and enjoy the evening with loved ones. The fully finished walkout basement expands your living space with a massive 27' x 15' recreation room, complete with a second fireplace, two generously sized bedrooms, and a full 4-piece bath. Step outside onto the walkout-level patio, which provides direct access to a spacious lot, perfect for outdoor enjoyment. This home has been tastefully upgraded, with recent updates including a new large hot water tank and fridge (2021) and new carpet (2023), ensuring modern convenience and comfort. Ideally situated close to schools, shopping, and city transit, this exceptional home is just minutes from the LRT station, offering effortless commuting. Don't miss this rare opportunity—book your showing today!