

# \$818,888 - 252 Royal Crest Bay Nw, Calgary

MLS® #A2219942

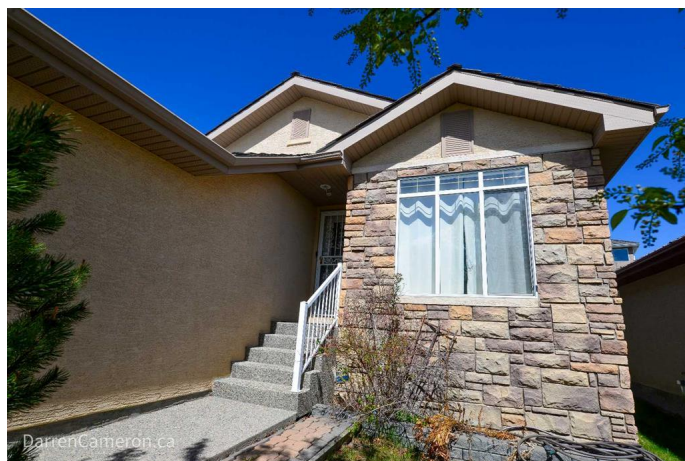
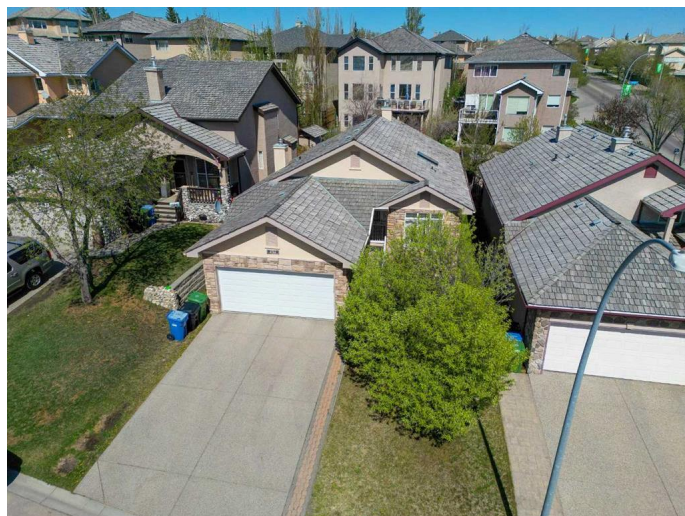
**\$818,888**

4 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

FANTASTIC FULLY FINISHED ESTATE BUNGALOW IN SOUGHT AFTER CULD-DE-SAC! STEPS TO PARKS & RAVINE PATHWAYS. CLOSE TO SHOPPING & C-TRAIN STATION CONNECTING TO DOWN TOWN! THIS UPSCALE BUNGALOW OFFERS A TOTAL OF 4 BEDROOMS, 3 FULL BATHS & MAIN FLOOR DEN! A TOTAL OF OVER 2900 SQ.FT. DEVELOPED WITH VAULTED CEILINGS & SKYLIGHT, BRIGHT DINING ROOM OFF STUNNING KITCHEN WITH RAISED BREAKFAST BAR, GRANITE COUNTERS, CORNER PANTRY & STAINLESS STEEL APPLIANCES! MAIN FLOOR DEN WITH DOUBLE FRENCH DOORS. VAULTED GREAT ROOM WITH BUILT IN ENTERTAINMENT CENTER & MANTLE SURROUNDING GAS FIREPLACE. DOOR OUT TO LANDSCAPED & FENCED BACKYARD WITH RAISED VINYL DECK ABOVE LOWER INLAID BRICK PATIO. THE BIG MASTER BEDROOM ALSO HAS VAULTED CEILINGS & 5 PCE. ENSUITE WITH SOAKER TUB & SEPARATE SHOWER. 2ND GOOD SIZED BEDROOM OFF MAIN BATH ALL FINISHED WITH HARDWOOD & TILE, FLOORS, UPGRADED LIGHTING, CENTRAL AIR CONDITIONING, & MAIN FLOOR LAUNDRY ARE SOME OF THE GREAT FEATURES YOU CAN ENJOY WITH THIS TURN KEY HOME! THE FULLY FINISHED BASEMENT IS DEVELOPED WITH LARGE 3RD BEDROOM & 4TH BEDROOM HAS WALK IN CLOSET.



ANOTHER FULL BATH & ALSO A GIANT REC. ROOM WITH 2ND GAS FIREPLACE WITH ANOTHER BEAUTIFUL BUILT IN ENTERTAINMENT CENTER & WELL DONE WET BAR WITH DISHWASHER, BAR FRIDGE & GREAT OAK CABINETS! GOOD SIZED ATTACHED GARAGE ALL INSULATED & DRYWALLED. EXCELLENT FAMILY ESTATE HOME THAT WILL IMPRESS.

Built in 2001

### **Essential Information**

MLS® #	A2219942
Price	\$818,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	252 Royal Crest Bay Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4V1

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Satellite TV Dish, Water Conditioner, Water Purifier
Heating	Forced Air, Natural Gas, Ceiling
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Basement, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard
Lot Description	Back Yard, Few Trees
Roof	Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 10th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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