# \$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
Туре	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 Appliances	<ul> <li>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</li> <li>Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Conditioner, Window Coverings, Satellite TV Dish, Water Purifier</li> </ul>	
Heating	Ceiling, Forced Air, Natural Gas	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Basement, Gas, Great Room, Mantle, Stone	
Has Basement	Yes	
Basement	Finished, Full	
Futerien		

## 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	4
Zoning	R-CG

## **Listing Details**

Listing Office CIR Realty

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