



THE
A-TEAM

**RE/MAX
FIRST**

32 ROYAL Road, Calgary T3G 5G9

MLS®#: **A2120322**

Area: **Royal Oak**

Listing Date: **04/05/24**

List Price: **\$899,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **5,026 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,272**
Low Sqft:
Ttl Sqft: **2,272**

DOM

44

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Stone,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Smart Home,Soaking Tub,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	11`5" x 9`0"	Dining Room	Main	11`8" x 11`8"
Laundry	Main	9`2" x 8`7"	2pc Bathroom	Main	5`0" x 5`0"
Bedroom - Primary	Second	121`11" x 15`9"	5pc Ensuite bath	Second	11`5" x 13`7"
Bedroom	Second	10`11" x 10`2"	Bedroom	Second	11`0" x 10`5"
4pc Bathroom	Second	5`5" x 8`8"	Family Room	Lower	24`8" x 26`11"

3pc Bathroom	Lower	8`1" x 10`3"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C1	
Legal Desc:	0113241		Remarks
Pub Rmks:	This custom-built, state of the art smart-home shows pride of ownership throughout. Internet and cable wiring in all rooms, automatic lighting and furnace control with Russound audio system. The main floor featuring an open concept with beautiful maple kitchen cabinets with black granite, a walk through pantry , gas,mantle fireplace , ceramic tile flooring and laundry. The upper floor includes 3 good size bedrooms . Enjoy the double-sided fireplace in the master from the soaker tub or the comfort of your bed. There is also a huge walk-in closet and 10" ceilings. The walkout basement is finished with in-floor heating and large home theatre with a projector screen, and a stunning 3 pc bathroom. Enjoy the beautiful southeast backyard with a lovely patio(planter will stay). Take in the amazing views of the city and COP. The yard is newly fenced and treed with 3 beautiful water fountains. Great value in this beautiful home. Call to view		
Inclusions: Property Listed By:	shed MaxWell Capital Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













