



THE
A-TEAM

**RE/MAX
FIRST**

824 ROYAL Court, Calgary T3G 4X4

MLS®#: **A2126451** Area: **Royal Oak** Listing Date: **04/26/24** List Price: **\$1,175,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **9,170 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,638**
 Low Sqft:
 Ttl Sqft: **1,638**

DOM

23
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Oversized**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`2" x 10`0"	5pc Ensuite bath	Main	9`3" x 11`1"
Bedroom - Primary	Main	21`7" x 12`0"	Living Room	Main	17`10" x 13`8"
Breakfast Nook	Main	11`0" x 9`1"	Kitchen	Main	14`8" x 11`7"
4pc Bathroom	Main	7`9" x 6`7"	Laundry	Main	9`9" x 8`0"
Dining Room	Main	11`1" x 10`5"	Foyer	Main	9`11" x 5`8"
Bedroom	Basement	14`11" x 10`6"	Game Room	Basement	30`9" x 23`1"
3pc Bathroom	Basement	8`0" x 5`9"	Storage	Basement	3`5" x 3`7"
Furnace/Utility Room	Basement	14`6" x 34`9"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9913261

Remarks

Pub Rmks: ****OPEN HOUSE Saturday May 4, FROM 1-4PM** Exquisitely maintained, this air-conditioned executive bungalow boasts three bedrooms, 3 baths, over 1,600 sq ft above grade, and a fully finished walk-out basement. Custom upgrades adorn every corner of this home, which sits elegantly overlooking a picturesque park with lush wildlife greenspace and a tranquil duck pond. Enjoy strolls along the winding bicycle paths and relax in stone sitting areas amidst nature's beauty. Inside, the open main level welcomes you with 10 ft high ceilings and wheelchair accessibility, featuring generous doorways throughout. The custom kitchen showcases 2" granite countertops with a gorgeous waterfall feature and a breakfast bar, custom-built solid walnut cabinets reaching floor to ceiling, upgraded appliances and more. Hardwood and tile floors grace the space, leading to a formal dining room and a stone fireplace in the cozy living room surrounded by windows, offering breathtaking views. The primary bedroom, generously sized, includes a luxurious 4-piece ensuite with a jetted tub. A second bedroom or den, along with another 4-piece bath, completes the main floor. Downstairs, the walk-out level below boasts in-floor heating, a spacious games room, a third bedroom, and a full bath, accompanied by ample storage space. There are too many upgrades and features to list them all, but some notable features include transom windows, phandom door screens, a Nest video doorbell, and built-in sound system wiring including ceiling speakers throughout the main and lower levels. Just some of the thoughtful touches that make this property truly extraordinary. Step onto the large glass-paneled balcony to soak in the surroundings. The oversized double garage is heated and includes a workshop area, while outside, flower gardens and a sprinkler system enhance the landscape. This exceptional home is situated in a vibrant community, offering convenient access to nearby shopping, the YMCA, and quick routes to Stoney Trail and the mountains for a refreshing escape.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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









