



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 ROYAL HIGHLAND Road, Calgary T3G 4Y4**

MLS® #: **A2150058**      Area: **Royal Oak**      Listing Date: **07/18/24**      List Price: **\$999,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **5,532 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,574**  
 Low Sqft:  
 Ttl Sqft: **2,574**

DOM

**60**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s)**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Bookcases,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`0" x 8`5"	Family Room	Main	17`10" x 13`11"
Kitchen	Main	13`2" x 13`11"	Living Room	Main	11`4" x 11`1"
Mud Room	Main	5`5" x 10`5"	2pc Bathroom	Main	7`2" x 5`1"
5pc Bathroom	Second	8`9" x 8`1"	5pc Ensuite bath	Second	11`9" x 13`9"
Bedroom	Second	9`10" x 13`9"	Bedroom	Second	9`9" x 13`9"

**Family Room**  
**Bedroom - Primary**  
**Bonus Room**

**Second**  
**Second**  
**Basement**

**17`9" x 14`6"**  
**12`10" x 13`11"**  
**10`11" x 8`1"**

**Office**  
**4pc Bathroom**  
**Game Room**  
Legal/Tax/Financial

**Second**  
**Basement**  
**Basement**

**9`9" x 11`9"**  
**9`8" x 12`5"**  
**29`11" x 14`0"**

Title:  
**Fee Simple**  
Legal Desc:

**9912636**

Zoning:  
**RC-1**

Remarks

Pub Rmks:

**Discover the perfect balance of style and comfort with this wonderful family home, recently enhanced with several upgrades. Nestled on a peaceful no-through road, this property offers stunning views of a lush ravine, creating an idyllic setting for family life. The entire house has been freshly painted, adding a modern touch to its inviting ambiance. Hardwood floors flow throughout the main level, up the stairs, and into the second floor. The front flex room connects to the kitchen via a handy butler's pantry—perfect for quick snacks whether you are using the room as a dining space or an office. The kitchen, with its refaced cabinets, is a showstopper. It features granite counters, a custom tile backsplash, ample maple cabinetry, and a gas hookup for stove enthusiasts. The tiered island with a breakfast bar is perfect for grabbing a quick meal, while the spacious dining nook offers a breathtaking view of the ravine and direct access to the newly landscaped backyard. The family room is cozy and inviting, with a warm fireplace for those chilly evenings. The laundry room, located off the mudroom, provides ample storage space, as does the oversized garage. The second level features a bonus room situated at the back of the house, maximizing the stunning views of the ravine. Just off the bonus room, you'll find a charming flex area lined with bookshelves and a built-in desk—perfect for homework or quiet reading time. This space leads to two kids bedrooms and a bathroom. The primary bedroom, on the other side of the bonus room, is massive, featuring a sitting area overlooking the ravine and a walk-in closet, making it feel like your own private sanctuary. The ensuite has dual sinks, an oval jetted tub, and a separate shower, providing a perfect retreat after a long day. As you make your way to the walkout basement, you will notice the comfortable cork flooring and the spacious games/rec room, ideal for family game or movie nights. With a cozy fireplace this area is the perfect spot for entertainment and relaxation. For those times when you have guests coming to stay, there is a convenient Murphy bed included, providing a comfortable sleeping option without sacrificing valuable floor space. The basement bathroom boasts granite counters, dual sinks, and a luxurious steam shower. But what truly makes this property unique is the charming little playground and ravine located right outside the house. Imagine watching your kids happily playing while keeping an eye on them from the comfort of your own home. It is an experience that can be yours if you choose to make this property your new home. Plus, the fantastic neighbours in the area make living here even more special.**

Inclusions:  
Property Listed By:

**murphy bed in basement (with mattress)**  
**RE/MAX First**

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