

31 ROYSTON Heath, Calgary T3L 0K3

MLS®#: **A2151411** Area: **Haskayne** Listing Date: **07/21/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,476 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

57
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`9" x 5`8"	Den	Main	7`11" x 10`11"

2pc Bathroom	Main	3`1" x 7`3"	Mud Room	Main	6`5" x 7`5"
Pantry	Main	6`1" x 5`0"	Kitchen With Eating Area	Main	13`4" x 12`7"
Dining Room	Main	11`5" x 8`6"	Living Room	Main	14`8" x 11`11"
Balcony	Main	8`8" x 15`10"	Walk-In Closet	Upper	5`0" x 10`3"
Bedroom - Primary	Upper	12`4" x 14`0"	5pc Ensuite bath	Upper	10`7" x 10`2"
Laundry	Upper	5`5" x 10`3"	Bonus Room	Upper	12`11" x 11`11"
5pc Bathroom	Upper	9`7" x 8`11"	Bedroom	Upper	8`8" x 13`3"
Bedroom	Upper	8`11" x 13`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2311385**

Remarks

Pub Rmks: **Walk out with COP view, brand new, and upgraded, welcome to this 2070 sqft family home in prestige Rockland Park (Haskayne). It features main floor den, 9 feet ceiling, LVP floor throughout main floor, knockdown ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 3 bedrooms, large and bright master bedroom with COP view, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom also with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to walk out deck, upgraded kitchen cabinets and chimney hood fan, stainless steel appliances, spacious dining area, walk through pantry, and office with window. Walk out basement with large windows and bathroom rough in. It closes to the future community center, COP, shopping, river, and easy access to major roads. ** 31 Royston Heath NW ****

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

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











