



THE
A-TEAM

**RE/MAX
FIRST**

85 ROYAL CREST Terrace, Calgary T3G 4M2

MLS®#: **A2157352** Area: **Royal Oak** Listing Date: **08/16/24** List Price: **\$925,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **10,581 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,456**
 Low Sqft:
 Ttl Sqft: **2,456**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Underground Sprinklers,Other,Pie Shaped Lot,Private**

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vinyl Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`11" x 5`0"
Dining Room	Main	13`0" x 12`2"
Foyer	Main	7`10" x 7`7"
Laundry	Main	6`11" x 9`0"
Office	Main	10`10" x 9`0"
4pc Ensuite bath	Second	10`6" x 13`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	8`6" x 6`1"
Family Room	Main	14`3" x 17`7"
Kitchen	Main	16`9" x 14`10"
Living Room	Main	11`4" x 13`0"
4pc Bathroom	Second	7`8" x 4`11"
Bedroom	Second	10`11" x 13`3"

Bedroom **Second** **11`4" x 13`3"**
4pc Bathroom **Basement** **10`9" x 6`8"**
Office **Basement** **7`5" x 5`7"**
Storage **Basement** **9`9" x 8`0"**
Other **Basement** **9`8" x 8`11"**

Bedroom - Primary **Second** **13`0" x 18`2"**
Bedroom **Basement** **10`9" x 12`4"**
Game Room **Basement** **29`9" x 19`2"**
Furnace/Utility Room **Basement** **6`11" x 7`9"**

Legal/Tax/Financial

Title: **Zoning:**
Fee Simple **R-C1**
Legal Desc: **9712381**

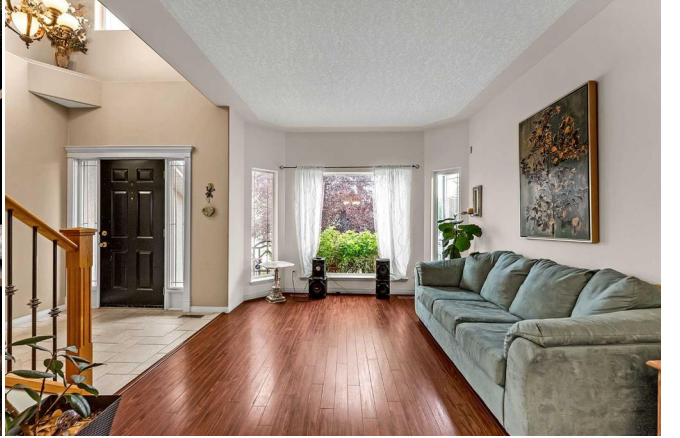
Remarks

Pub Rmks: **Welcome home to your bright, spacious property situated on an UNBELIEVABLE lot! This beautiful home sits on a PIE LOT that spans over 10,500 square feet...that's almost 1/4 of an acre! Imagine backyard BBQs with friends, campfires at night, room for kids to play soccer, or burn their energy on the custom "ninja warrior playset". You'll also love to quietly enjoy the serenity of the scenic greenspace all to yourselves. This stunning yard is surrounded by mature trees, adding to the peace and privacy as you enjoy your beautiful outdoor space. Inside, you'll find over 2400 square feet of beautifully designed living space, plus a gorgeous fully finished basement! The grand staircase and open-to-above entryway make a stunning first impression. This home offers everything you need: a front sitting room, a formal dining room, a home office/den, and a spacious family room that flows seamlessly into the kitchen and breakfast nook—ideal for both family living and entertaining. Upstairs, three generously sized bedrooms await, including a luxurious primary suite with double closets and a spacious ensuite. The fully finished basement is an entertainer's dream, featuring gorgeous built-ins, a full wet bar, a pool table, and even a cozy office space. With an additional bedroom and full bathroom, there's plenty of room for everyone. Located on a quiet street in the prestigious community of Royal Oak, this home offers more than just beautiful living spaces. You'll enjoy mountain views, parks, pathways, schools, and convenient shopping, all just minutes away. Plus, with quick access to Stoney Trail, the entire city and the mountains are at your fingertips. This is your chance to own a spacious, elegant home on one of the best oversized lots in Royal Oak. Don't miss out on this incredible opportunity!**

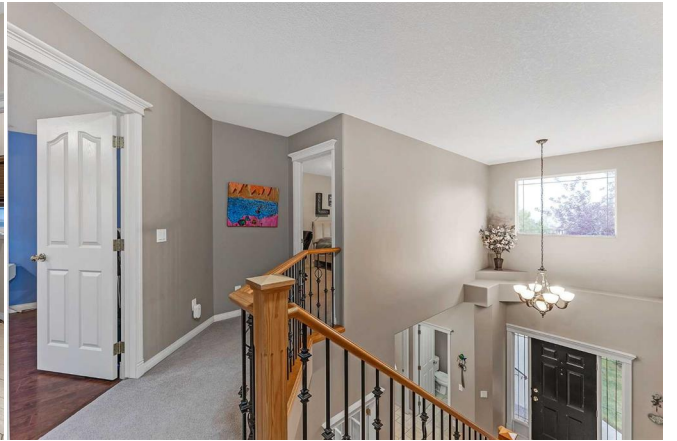
Inclusions: **Pool table included**
Property Listed By: **Real Broker**

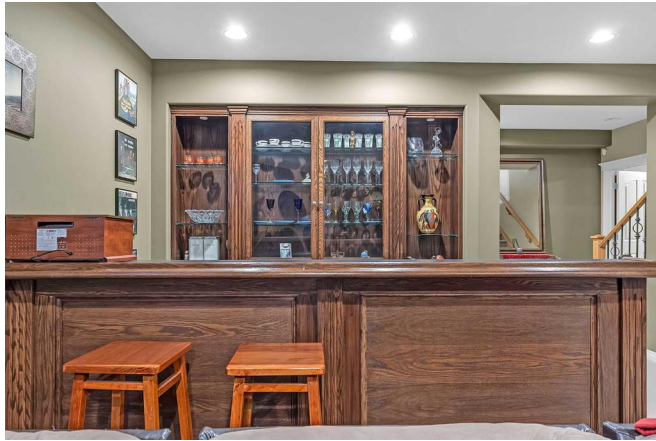
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













85 Royal Crest Terrace NW, Calgary, AB

Main Floor
 Exterior Area 1337.35 sq ft
 Excluded Area 450.86 sq ft



PREPARED: 2024/08/13



While regions are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

85 Royal Crest Terrace NW, Calgary, AB

2nd Floor
 Exterior Area 1118.04 sq ft
 Excluded Area 103.03 sq ft



PREPARED: 2024/08/13



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Basement (Below Grade)
 Exterior Area 1215.51 sq ft



PREPARED: 2024/08/13



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