



THE
A-TEAM

**RE/MAX
FIRST**

20 ROYSTON Walk, Calgary T3L0K3

MLS® #: **A2177794** Area: **Haskayne** Listing Date: **11/06/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **-\$24k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,315 sqft**
 Lot Shape:

DOM

45
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Barbecue, Playground**

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 14`6"	Kitchen	Main	12`4" x 12`7"
Dining Room	Main	13`4" x 12`11"	Office	Main	6`0" x 8`5"
Foyer	Main	5`0" x 6`7"	Bonus Room	Second	11`0" x 13`2"
Laundry	Second	5`3" x 6`5"	Bedroom - Primary	Second	11`7" x 13`3"
Bedroom	Second	9`9" x 9`5"	Bedroom	Second	9`9" x 9`5"
2pc Bathroom	Main	4`7" x 5`1"	3pc Bathroom	Second	4`11" x 8`0"
4pc Ensuite bath	Second	4`11" x 8`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311385

Remarks

Pub Rmks: ****Beautifully landscaped green space and playground in the front yard** Welcome to this stylish and elegant home that perfectly combines modern design with thoughtful features, ideal for families or investors! This 1839 sqft property impresses with its contemporary elevation and curb appeal, featuring a high 9-foot ceiling on both the main floor and basement for an open, spacious feel. Located directly across from a beautiful park with desirable south-facing exposure, this home is filled with natural light throughout the day, including in the basement, which features two additional windows for enhanced brightness. The main floor includes a convenient office space, and the kitchen features sleek stainless steel appliances, adding a sleek touch to the practical layout. Upstairs, you'll find three generously sized bedrooms, a versatile bonus room, and a convenient laundry room. A brand-new central A/C system ensures comfort during Calgary's warmer months. Outside, the double concrete parking pad offers ample space, and easy access to major highways simplifies commuting and city connections. Don't miss the chance to start fresh in this beautiful, sunlit home with park views—providing everything needed for comfortable, flexible living in an exceptional location!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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









