

33 ROYAL CREST Terrace, Calgary T3G 4M3

MLS®#: **A2181943** Area: **Royal Oak** Listing **12/03/24** List Price: **\$1,190,000** Date:

Status: Active County: Calgary Change: -\$90k, 19-Dec Association: Fort McMurray

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: **1998** Abv Sqft: **2,085**

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5 (3 2)

3.5 (3 1)

2 Storey

4

2

18

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: **5,500 sqft** Ttl Sqft: **2,085**

Access:

Lot Shape:

Lot Feat: Back Yard, Views

Park Feat: **Double Garage Attached**

Utilities and Features

Flooring:

Roof: Cedar Shake Construction:

Heating: Fireplace(s),Floor Furnace,Forced Air Concrete,Stone,Stucco,Wood Frame

Ext Feat: Balcony Carpet,Tile,Vinyl
Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Electric Stove, Refrigerator, Washer/Dryer

Int Feat: Kitchen Island

Sewer:

Utilities:

Room Information

Room	Level	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>
Living Room	Main	17`10" x 17`11"	Dining Room	Main	13`6" x 12`11"
Family Room	Main	12`10" x 11`4"	Kitchen	Main	14`7" x 14`8"
Entrance	Main	9`6" x 8`1"	Laundry	Main	6`2" x 5`9"
2pc Bathroom	Main	4`10" x 4`11"	Bedroom	Second	13`0" x 11`2"
Bedroom	Second	12`0" x 9`7"	4pc Bathroom	Second	9`0" x 4`11"
Bedroom - Primary	Second	14`4" x 12`1"	5pc Ensuite bath	Second	12`2" x 10`2"
Walk-In Closet	Second	10`10" x 5`4"	Bedroom	Basement	13`11" x 10`0"

BedroomBasement17 `1" x 7 `8"4pc BathroomBasement9 `5" x 4 `10"Kitchen With Eating AreaBasement14 `3" x 7 `11"Exercise RoomBasement22 `11" x 12 `11"Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1

Legal Desc: **9711572**

Remarks

Pub Rmks:

Rocky mountain view single house in the prestigious community of Royal Oak - this 5 bedroom, 3.5 bathroom home offers over 3000 sqft of developed living space, extensively renovated, drenched in sunlight, complete with a fully finished illegal second suit walkout basement. Main floor features beautiful new LVP flooring, freshly painted walls/doors/casings, welcoming high open ceilings, flex room/office, open concept living room with a 3-sided gas fireplace with stone decoration, spacious nook/dining area and large south facing deck. Lots renovations and new appliances in the pass few years. The focal point of this house is the fully renovated bathrooms in upper level and kitchen - freshly painted cabinets with new handles and knobs, new kitchen island, modern pendant light fixture, new faucet, new quartz countertops, newer stainless steel appliances (refrigerator in 2021, electric stove in 2020, range hood in 2023, washer, dryer dishwasher in 2023), replace polybutylene in 2023, new interior paint, new carpet and new lighting fixtures in 2023. Main floor laundry room and 2pc powder room complete the level. Upper floor features a primary bedroom with 5pc fully renovated ensuite bathroom + 2 additional bedrooms with full 4pc Jack & Jill bathroom (also new renovated). Walkout basement also has new flooring & freshly painted walls/doors/casings throughout. It is fully finished with two additional bedrooms, a kitchen, a large recreation room. Concrete patio provides another private outdoor space and south facing backyard has been maintained. Extras: LED bulbs in the entire house, water softener and underground sprinkler system. Very close to all kinds of amenities, schools, shopping centres, playgrounds, parks, trails, Shane Homes YMCA and within walking distance to Tuscany CTrain station, which makes only a short commute to the downtown core.

Inclusions: N/A

Property Listed By:

Sunflower Realty & Property Management Inc.

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































