



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 ROYAL Terrace, Calgary T3G4X5**

MLS® #: **A2186502**      Area: **Royal Oak**      Listing Date: **01/16/25**      List Price: **\$1,350,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **7,211 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,940**  
 Low Sqft:  
 Ttl Sqft: **2,940**

DOM

**6**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Landscaped,Views**  
 Park Feat: **Aggregate,Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard**

Construction:  
**See Remarks**  
 Flooring:  
**Carpet,Ceramic Tile,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Pantry,Recessed Lighting,Walk-In Closet(s),Wet Bar,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>11`8" x 15`5"</b>	<b>Office</b>	<b>Main</b>	<b>13`9" x 9`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`7" x 11`3"</b>	<b>Pantry</b>	<b>Main</b>	<b>7`2" x 6`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 16`2"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`5" x 18`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 20`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 14`11"</b>
<b>Family Room</b>	<b>Second</b>	<b>18`4" x 16`3"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>8`0" x 11`2"</b>

<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 11`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`11" x 18`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 8`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>16`1" x 11`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`4" x 9`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 9`8"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19`4" x 33`9"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>11`4" x 7`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 7`10"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **9913261**

Remarks

Pub Rmks: **Welcome to 22 Royal Terrace, an extraordinary TWO-STORY WALK-OUT with FULLY FINISHED BASEMENT that seamlessly combines luxury, comfort, and stunning surroundings. Situated on a quiet street in Royal Oak, this home offers over 4300 SQFT of living space, featuring 5 BEDROOMS and 3.5 bathrooms, with PANORAMIC VIEWS of PONDS, the vibrant CALGARY CITYSCAPE , SKI HILL and the MAGESTIC ROCKY MOUNTAINS! From the moment you step inside, you're greeted by sophistication. The grand foyer, with its soaring ceilings and striking double staircase adorned with wrought iron spindles and in-stair lighting, creates a lasting impression. To the side, a bright and spacious office with oversized windows overlooks the front yard, offering an ideal space for work or reflection. The main floor is perfect for effortless living and entertaining. A large dining room flows into the living area, which features a cozy gas fireplace and hardwood flooring. This space opens to a private balcony equipped with a gas line—perfect for enjoying the breathtaking views. The gourmet kitchen is a chef's dream, with granite countertops, stainless steel appliances, and a large island with seating, making it a great spot for meals or gatherings. A walk-through pantry connects to a mudroom with built-in cubbies, laundry, and ample storage for added convenience. Upstairs, the primary suite is a true retreat. Relax on the private balcony with tranquil pond views or in the spa-inspired ensuite, featuring a jetted corner tub, a walk-in shower, double vanity, makeup desk, and an expansive walk-in closet. Two additional bedrooms, both with walk-in closets, share a large main bathroom with double sinks, accessible from the hallway and the family room. One bedroom offers delightful views, while the family room—with a second gas fireplace and an open-to-below design—provides a cozy space for relaxation. The fully finished walkout basement impresses just as much. Motion-sensor integrated lighting on the staircase leads you to a space featuring hydronic heated floors including 3 hot water tanks. Two well-appointed bedrooms and a spacious bathroom with a walk-in shower and granite counters make this area ideal for guests or extended family. The family games room, equipped with a wet bar, tiled flooring, and in-ceiling speakers, opens to a beautifully landscaped backyard with no rear neighbors. The iron fencing adds functionality and charm to this serene outdoor oasis. This home also boasts thoughtful features for modern living. The double heated garage ensures year-round comfort, while the water softener system, sprinkler system, built-in ceiling speakers, and an alarm system with cameras provide added convenience and peace of mind. Additional enhancements include 3M sun control window film on all rear windows and meticulous finishes throughout, reflecting the care of the original owners. Located within walking distance to the C-Train, walking trails, shopping,**

Inclusions: **Bar fridge in ensuite bathroom and basement wet bar , garage door opener 1 control, garage heater, white sink cabinet PDR, SS Refrigerator (garage), custom acorn stairlift uninstalled, All TV wall mounts, shed (side yard), Eufy security hardware and camera's ( no service plan included), All window treatments and rods.**

Property Listed By: **Coldwell Banker United**

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











