

# \$1,149,000 - 40 Royal Highland Court Nw, Calgary

MLS® #A2232299

**\$1,149,000**

5 Bedroom, 4.00 Bathroom, 2,684 sqft

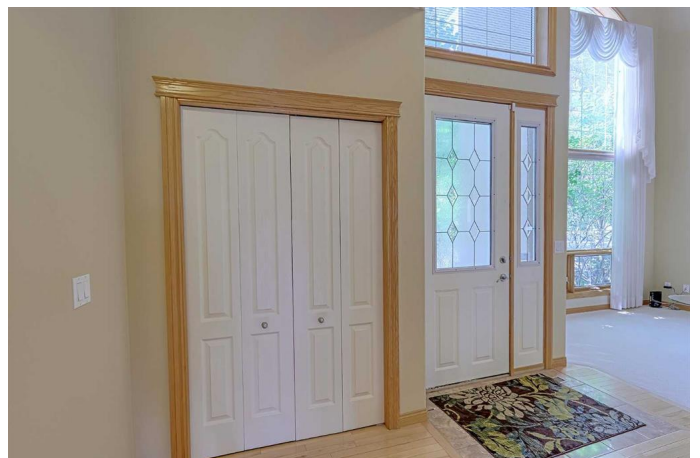
Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Location! Location! Location! Privacy and serenity at its best in this location. Welcome home to this lovingly cared for home. This elegant two story home offers a functional floor plan. As you enter the house, the grand foyer greets you, and invites you to view The main floor den/office, the open to below living room, the spiral staircase, the spacious dining room, the warm & Cozy family room with a gas fireplace, the large kitchen with a center Island captures your eyes and heart! The large deck off the breakfast nook leads you to a breathtaking view of a natural reservoir, lush green, a pond, the City View and all you wish to look out to every day. The upper floor offers 4 bedrooms. The large primary room with a window facing the green space, and a 5-piece En-suite with a jetted tub, a good size walk-in closet and double doors, makes it very attractive. The other 3 bedrooms are all very spacious and bright. The fully developed walk-out basement offers a huge recreation room, a full bathroom & a good size bedroom. Newer kitchen appliances. Newer water tanks. Newer garage door opener. Brand new carpet on main & upper floor. New Asphalt shingles. This is truly an unbeatable opportunity for a growing family. Come & Check this one out during Public Open House on Saturday June 28th between 1:00 to 4:00 pm.

Built in 2003

## Essential Information



MLS® #	A2232299
Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,684
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Royal Highland Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Glass Doors, Mantle, Insert, Recreation Room

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Conservation, Creek/River/Stream/Pond, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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