

# \$1,050,000 - 35 Royal Crest Way Nw, Calgary

MLS® #A2220207

**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 1,654 sqft  
Residential on 0.21 Acres

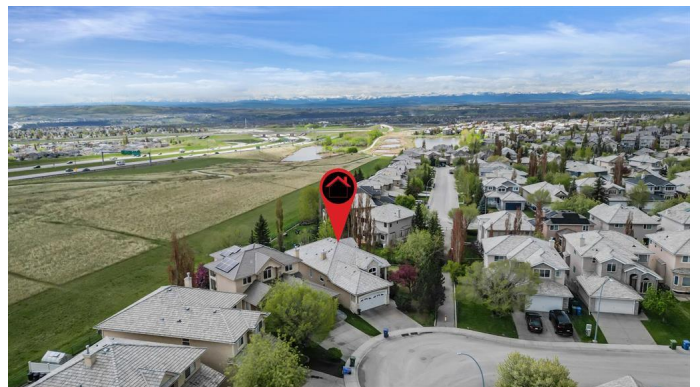
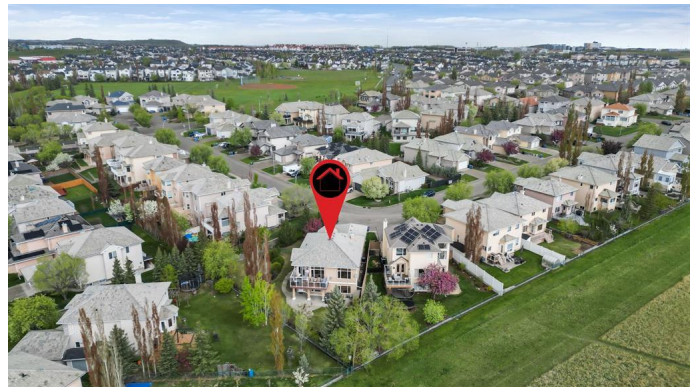
Royal Oak, Calgary, Alberta

Welcome to this exceptional walk-out bungalow nestled in the prestigious Royal Oak Estates, offering unparalleled privacy and serenity on a generous south-facing, pie-shaped lot—nearly ¼ acre—backing directly onto a tranquil green space and mountain views.

This meticulously maintained home, boasting 3,300 square feet of living space, exudes pride of ownership, with detailed service records available for the duration of the current ownership. Numerous thoughtful updates enhance everyday comfort and convenience, including a programmable garden irrigation system, whole-home water treatment and filtration, central air conditioning, and more. The windows have been professionally re-sealed, and the roof is regularly inspected and maintained, ensuring peace of mind for years to come.

Step into the sun-soaked great room, where natural light pours through expansive windows and flows seamlessly onto a large, elevated deck—perfect for entertaining. Enjoy sweeping mountain views, a built-in gas line for your BBQ, and plenty of space to gather with family and friends.

The chef's kitchen is both functional and refined, featuring granite countertops, a gas cooktop, and a built-in wall oven—an ideal setup for culinary enthusiasts. The adjacent



dining area is spacious and perfectly positioned for casual meals or elegant dinner parties.

Retreat to the luxurious primary suite, a true sanctuary with room for a king-sized bed, stunning mountain views, and a spa-inspired ensuite complete with a double vanity, oversized shower, and a walk-in closet.

Tucked away in a quiet corner of the community with minimal traffic, this home is surrounded by lush gardens and flanked by walking paths, offering a perfect blend of nature and neighborhood.

Don't miss your opportunity to own one of Royal Oak's most cared-for and beautifully positioned estate homes.

Built in 1998

### **Essential Information**

MLS® #	A2220207
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,654
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Royal Crest Way Nw
Subdivision	Royal Oak
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G4M7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Pie Shaped Lot
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	The Real Estate District
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