

\$799,900 - 44 Royal Abbey Rise Nw, Calgary

MLS® #A2100596

\$799,900

4 Bedroom, 4.00 Bathroom, 2,331 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Nestled in the heart of Royal Oak, this family-friendly haven invites you to experience the epitome of comfort and style. This home, situated on a quiet cul de sac and adjacent to a serene ravine, promises a tranquil living environment. Boasting a thoughtful design with an open-concept layout, this residence has so much to offer! Upon entering, you are welcomed by a front den that sets the tone for warmth and elegance. A double-sided fireplace with a striking stone surround and mantle graces the space, creating a cozy ambiance. Large windows allow natural light to flood the room while offering a picturesque view of the front porch. The kitchen features an island with a raised breakfast bar for casual dining. Stainless steel appliances, a gas range stove, extensive cabinetry, and a convenient corner pantry ensure functionality and style. The kitchen seamlessly connects to the eating nook and back deck, providing a perfect spot for outdoor gatherings and relaxation. The living room is a hub of comfort, centred around the double-sided fireplace that adds both charm and warmth. Large windows frame the space, offering views of the landscaped backyard and filling the room with natural light. Upstairs, the primary bedroom showcases a ceiling fan with a 5pc ensuite bathroom featuring a dual vanity, corner soaking tub, standalone shower, and a private water closet. A spacious walk-in closet completes the primary suite. The bonus room boasts a vaulted ceiling and another large window,



creating an inviting space for family gatherings or quiet relaxation. A corner fireplace with a tile surround adds an extra touch of coziness. Two additional great sized bedrooms and a 4pc bathroom complete this upper level. The basement is designed for entertainment and relaxation, with a walk-out to a lower-level patio and yard. The backyard has been thoughtfully landscaped with new sod and trees, providing a private oasis for outdoor activities. A storage shed adds convenience for keeping outdoor equipment organized. A large rec room featuring yet another fireplace with a tile surround, an additional bedroom and 3pc bathroom complete this lower level. Additional features include an oversized double-car garage providing ample space for vehicles and storage. Close to schools, shopping and great pathway systems throughout the ravine and community!

Built in 2002

Essential Information

MLS® #	A2100596
Price	\$799,900
Sold Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,331
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Royal Abbey Rise Nw
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Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Cul-De-Sac, Few Trees, Gentle Sloping, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	March 13th, 2024
Days on Market	61
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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