

\$784,900 - 266 Royal Abbey Court Nw, Calgary

MLS® #A2117739

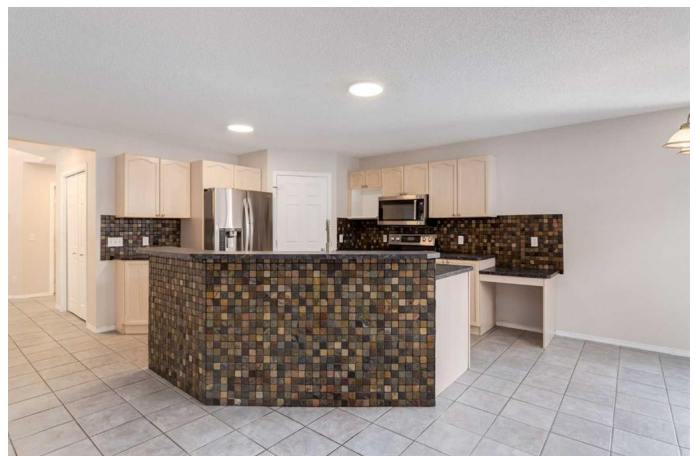
\$784,900

4 Bedroom, 4.00 Bathroom, 2,470 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

We're extremely pleased to present our newest listing, that features over 3200ft² of total living space in this beautiful, updated 4-bedroom home in Royal Oak. Brand new luxury vinyl plank floors on the main and upper really allow the open concept living area to bring a sense of togetherness for your friends and family. The fresh paint throughout the home means you're treated by modern, neutral colors that will make it a breeze to bring your own design flare with furniture, art, and plants! An abundance of cupboards and counter space as well with a separate walk-through pantry for all the kitchen gadgets and storage needs. The living room has a gas fireplace creating a cozy atmosphere for movie nights. A Laundry room and 2-piece bath finishes off the main level. Upstairs is a bright and spacious bonus room, 3 generous sized bedrooms and the LVP flooring was continued throughout the upper level. Walk thru your French doors that lead into the primary suite featuring a walk-in closet already set up with organizers and a 4-piece ensuite that is just what you need to satisfy your desire for your own space! The basement footprint is huge, and the carpet down here is BRAND-NEW! With a custom-built wet bar and you'll love the lighting, paint, and feel of this space. There's also a bedroom and bathroom down here, so all the work is done for you! Winter will fly-by, thanks to the heated garage (21x23, the radiant heat system is an in-floor radiant heat and is off right now, but easy to fire up and the



system has been recently serviced! The yard is a sanctuary, with a hot tub (currently winterized), a transformer hot tub shack, with removable walls that make this such a cool opportunity for privacy year-round in your tub! The deck comes with a gazebo as well as a gas line for all your grilling needs. The water feature/fountain makes this an absolute sanctuary in the summer months, and you'll love the privacy! All the major systems of the home are in tip-top shape and the shingles were replaced about 7 years ago and has a fibreglass infused, 50 year shingle. The house already has A/C... the only thing missing is the lucky family that will call this place home! Book your showings today, you'll love this big house!

Built in 2001

Essential Information

MLS® #	A2117739
Price	\$784,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,470
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	266 Royal Abbey Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 4Y4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 9th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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