

\$899,999 - 32 Royal Road Nw, Calgary

MLS® #A2120322

\$899,999

3 Bedroom, 4.00 Bathroom, 2,272 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

This custom-built, state of the art smart-home shows pride of ownership throughout. Internet and cable wiring in all rooms, automatic lighting and furnace control with Russound audio system. The main floor featuring an open concept with beautiful maple kitchen cabinets with black granite, a walk through pantry, gas, mantle fireplace, ceramic tile flooring and laundry. The upper floor includes 3 good size bedrooms. Enjoy the double-sided fireplace in the master from the soaker tub or the comfort of your bed. There is also a huge walk-in closet and 10" ceilings. The walkout basement is finished with in-floor heating and large home theatre with a projector screen, and a stunning 3 pc bathroom. Enjoy the beautiful southeast backyard with a lovely patio (planters will stay).

Take in the amazing views of the city and COP. The yard is newly fenced and treed with 3 beautiful water fountains. Great value in this beautiful home. Call to view

Built in 2003

Essential Information

MLS® #	A2120322
Price	\$899,999
Sold Price	\$883,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,272
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Royal Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Smart Home, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Rectangular Lot, Treed

Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	May 29th, 2024
Days on Market	54
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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