

\$1,175,000 - 824 Royal Court Nw, Calgary

MLS® #A2126451

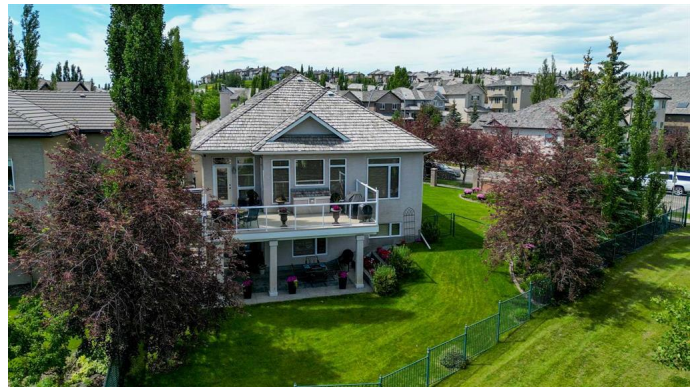
\$1,175,000

3 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.21 Acres

Royal Oak, Calgary, Alberta

****OPEN HOUSE Saturday May 4, FROM 1-4PM**** Exquisitely maintained, this air-conditioned executive bungalow boasts three bedrooms, 3 baths, over 1,600 sq ft above grade, and a fully finished walk-out basement. Custom upgrades adorn every corner of this home, which sits elegantly overlooking a picturesque park with lush wildlife greenspace and a tranquil duck pond. Enjoy strolls along the winding bicycle paths and relax in stone sitting areas amidst nature's beauty. Inside, the open main level welcomes you with 10 ft high ceilings and wheelchair accessibility, featuring generous doorways throughout. The custom kitchen showcases 2" granite countertops with a gorgeous waterfall feature and a breakfast bar, custom-built solid walnut cabinets reaching floor to ceiling, upgraded appliances and more. Hardwood and tile floors grace the space, leading to a formal dining room and a stone fireplace in the cozy living room surrounded by windows, offering breathtaking views. The primary bedroom, generously sized, includes a luxurious 4-piece ensuite with a jetted tub. A second bedroom or den, along with another 4-piece bath, completes the main floor. Downstairs, the walk-out level below boasts in-floor heating, a spacious games room, a third bedroom, and a full bath, accompanied by ample storage space. There are too many upgrades and features to list them all, but some notable features include transom windows, phantom door screens, a Nest video



doorbell, and built-in sound system wiring including ceiling speakers throughout the main and lower levels. Just some of the thoughtful touches that make this property truly extraordinary. Step onto the large glass-paneled balcony to soak in the surroundings. The oversized double garage is heated and includes a workshop area, while outside, flower gardens and a sprinkler system enhance the landscape. This exceptional home is situated in a vibrant community, offering convenient access to nearby shopping, the YMCA, and quick routes to Stoney Trail and the mountains for a refreshing escape.

Built in 2001

Essential Information

MLS® #	A2126451
Price	\$1,175,000
Sold Price	\$1,085,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,639
Acres	0.21
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	824 Royal Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X4

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Oversized

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 25th, 2024
Days on Market	29
Zoning	R-C1
HOA Fees	225.11
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.