

\$1,149,000 - 40 Royal Highland Court Nw, Calgary

MLS® #A2232299

\$1,149,000

5 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

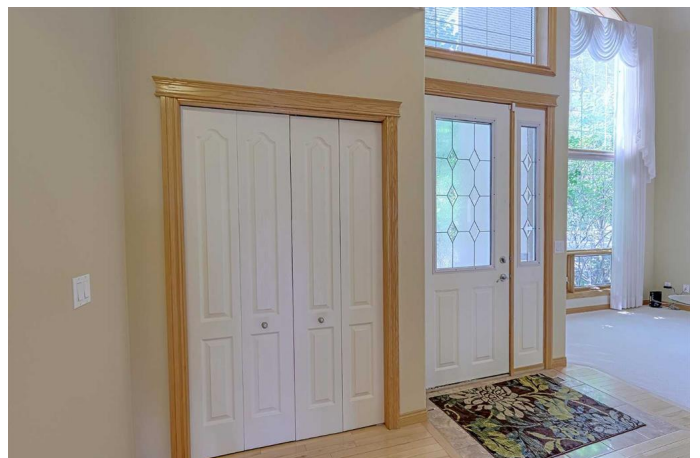
Location! Location! Location! Privacy and serenity at its best in this location. Welcome home to this lovingly cared for home. This elegant two story home offers a functional floor plan. As you enter the house, the grand foyer greets you, and invites you to view The main floor den/office, the open to below living room, the spiral staircase, the spacious dining room, the warm & Cozy family room with a gas fireplace, the large kitchen with a center Island captures your eyes and heart! The large deck off the breakfast nook leads you to a breathtaking view of a natural reservoir, lush green, a pond, the City View and all you wish to look out to every day. The upper floor offers 4 bedrooms. The large primary room with a window facing the green space, and a 5-piece En-suite with a jetted tub, a good size walk-in closet and double doors, makes it very attractive. The other 3 bedrooms are all very spacious and bright. The fully developed walk-out basement offers a huge recreation room, a full bathroom & a good size bedroom. Newer kitchen appliances. Newer water tanks. Newer garage door opener. Brand new carpet on main & upper floor. New Asphalt shingles(Last July). This is truly an unbeatable opportunity for a growing family.

Built in 2003

Essential Information

MLS® #

A2232299



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|----------------|-------------|
| Price | \$1,149,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,684 |
| Acres | 0.14 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

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|-------------|----------------------------|
| Address | 40 Royal Highland Court Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 4Y2 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Insulated |
| # of Garages | 2 |

Interior

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|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Mantle, Family Room, Glass Doors, Insert, Recreation Room |
| Has Basement | Yes |

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|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
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Exterior

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|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Entrance, Private Yard |
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|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Private, Rectangular Lot, Conservation |
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|------|-----------------|
| Roof | Asphalt Shingle |
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| Construction | Wood Frame |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | June 19th, 2025 |
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| Days on Market | 26 |
|----------------|----|

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|--------|------|
| Zoning | R-CG |
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Listing Details

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| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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