

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

MLS® #A2232299

\$1,149,000

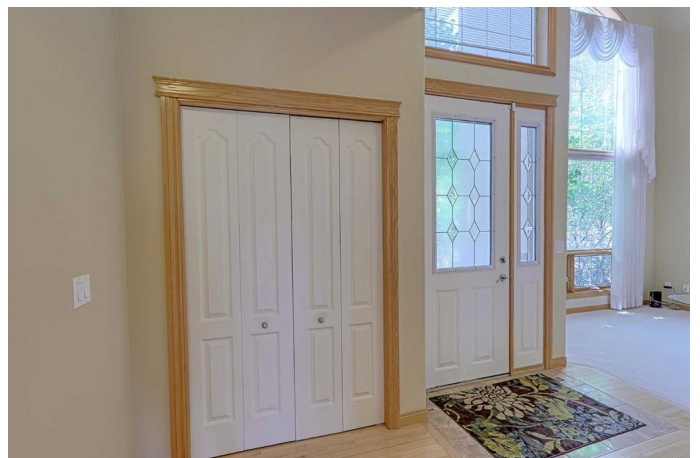
5 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Welcome home to this lovingly cared for, elegant two story home that 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). Minutes to Shane Homes YMCA, William D. Pratt Junior High School and Royal Oak Elementary School. Quiet and serene cul-du-Sac location with unbeatable view, backs onto natural reserve, pathway and pond. Truly an unbeatable opportunity for a growing family. Call your trusted real estate agent to day to view this beauty!

Built in 2003



Essential Information

MLS® #	A2232299
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

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

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	Family Room, Gas, Mantle, Glass Doors, Insert, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	June 19th, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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