



Calgary-A-Royal Oak
108 ROYAL CREST Way NW

\$ 649,900
MLS #: C3432781

Status: Active
Rms Abv Gd: 7
Bedrms: Above: 3/Ttl: 4
Full Baths: 3
Half Baths: 1
Tot Flr SqFt: 2389.61
Type: Residential Detached Single Family
Style: 2 Storey
Year Built: 1999
Basement: Walkout
Bsmnt Dev: Fully Finished
Total Sq M: 222.0

A truly amazing and magnificent home in Royal Oak can be yours. Featuring 3 levels of developed living space with stunning mountain views from each. 3 bedrooms on the top floor including the master retreat with a 5pc ensuite and his & her closets. A large bonus room complete with a beautiful stone faced gas fireplace also a top floor attraction. The main level is an open modern floor plan that includes a gorgeous kitchen with black appliances, ceramic tile floors & counter tops, and a pantry. A large living room and dining area with access to the west facing balcony share this great layout. The walk-out basement come fully finished with a bedroom, den, huge rec room and 3pc bath. Finally a double attached garage with indoor access. Home with views like this don't stay on the market long. Call before it's too late.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:60 days neg	Level	Mtr2	SqFt	
Full Baths:	0	1	1	1	0	0		Main:	104.7	1126.99	
Enst Baths:		0	0	0	1	0		Uppr:	117.3	1262.62	
Addl Rms:	Finish Levels: 3						Garage Dim:	AbGd:			
Fin Fpl/Rgh:	1/	Fpic Fuel: Gas Only					Elem Schl:	Lowr:			
Fireplace:	Stone Facing						Middle Schl:	BIGd:			
Parking:	Double Garage Attached						High Schl:	Total:	222.0	2,389.61	

Living Room:	6.40x4.14	M	Master Bdrm:	4.25x3.75	U
Dining Room:	4.04x3.10	M	Bedrm 2:	3.33x3.02	U
Kitchen:	5.16x3.12	M	Bedrm 3:	3.56x3.02	U
Family Room:	6.93x4.11	B	Bedrm 4:	4.06x3.15	B
Den:	4.27x4.01	B	Bonus Room	6.07x4.37	U

Flooring: Hardwood, Carpet, Ceramic Tile
Construct: Wood Frame
Roof: Clay Tile
Exterior: Brick, Stucco, Stone
Site Influen: Landscaped, Playground Nearby, Shopping Nearby, Public Transportation, View Mountain, Schools
Goods Incl: Refrigerator, Stove-Electric, Dishwasher-Built-In, Vacuum Systems, Vacuum System Attachments, Window Coverings-All
Foundation: Concrete
Heat Type: Forced Air-1
Heat Fuel: Natural Gas
Remodel:
Features: Closet Organizers, Detectors Smoke, Deck, Patio, Wall Unit-Built-In
Amenities: Playground
Restrict: N-KNW
Goods Excl: Stand & TV in kitchen area

Warranty: None

Front Exposure:E

Prop Class: Single Family
Condo Name:
Prk Encl/TTL: 2/2
Prk Plan Dsc:
Condo/HOA:
Condo/HOA Incl:
Condo:
HOA:

Total Lot M2: 456.0
Frontage: 13.4
Depth: 34.0
Conform:
Cnform Yr:
Lot Dimen:
Lot Shape: Rectangular
Zoning: R-C1
Front Expos: E

Mortgage: \$0
Payments:
Rate:
Taxes: \$ 3,085 - 2009
Cash Down:
Due:
Lender:
Local Improve

ROYAL OAK



108 ROYAL CREST WY NW

Jocelyn Comeau

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