

**47 Royal Crest Court NW**  
**Calgary, Alberta**

**MLS # A2295080**



**\$549,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** None

\*\*\*OPEN HOUSE, Sat. April 11, 2-4 p.m. \*\*\* This beautiful three-bedroom walkout can be found in the sought-after Royal View Estates complex, where homes rarely come up for sale. The owners have taken meticulous care of this semi-detached home, which is mere minutes from all the amenities of Royal Oak, including the YMCA; along with the great schools of the popular northwest community. It is pet-friendly and located across the street from a large park. The main floor, with unblemished vinyl plank flooring, has an open concept kitchen with brand new stainless steel appliances and a spacious corner pantry. It has both a two-person breakfast bar and eating nook large enough to comfortably seat your dinner guests. Right off the main floor area is a south-facing balcony that will allow you to enjoy your coffee under the morning sun. The living room is large enough to host friends and family and features a natural gas corner fireplace that will add to the ambiance. Upstairs, the primary bedroom faces the south, giving you a bright retreat. It is large enough to easily allow for a king size bed and features an extra space for either a desk or sitting area. It's ensuite comes with both a separate shower and soaker tub. As with the kitchen, the laminate countertops are in pristine condition. The two secondary bedrooms are both large enough to fit queen beds. This home is made extra special by the beautiful walkout basement, which has two large south facing windows and patio. With its full living room area and space for a full games table or pool table and can easily handle large gatherings. The kitchen area has a sink, counter top and mini fridge. The basement also comes with a beautiful four-piece bath and laundry hook up.