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11 Royal Crest Court NW
Calgary, Alberta

MLS # A2350656

$529,900

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,527 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Shake	**Condo Fee:**	$ 440
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Pantry, Wet Bar		

Inclusions: N/A

Welcome to your new home in the desirable community of Royal Oak! Located in the quiet cul-de-sac of Royal View Estates, this well-maintained home offers over 2,000 sq. ft. of developed living space, scenic mountain views, a double attached garage with additional driveway parking, and central air conditioning. The main floor features a bright and spacious open-concept layout, with a functional kitchen overlooking the dining area and inviting living room with a cozy gas fireplace. Large windows provide plenty of natural light, while a convenient powder room and main-floor laundry add to the home's functionality. Upstairs, the generous primary bedroom features a comfortable reading nook, walk-in closet, and private ensuite bathroom. Two additional bedrooms and a full bathroom provide plenty of space for family, guests, or a home office. The fully developed walkout basement offers additional living and entertainment space, complete with a spacious recreation room, wet bar, powder room, and dedicated storage area with custom built-in shelving. Enjoy outdoor living on the upper deck off the dining area or relax on the covered lower patio overlooking the beautifully maintained green space. The condominium offers the convenience of a low-maintenance lifestyle, including grounds maintenance and snow removal. Royal View Estates also features a private residents' park and convenient access to nearby walking and biking trails. Located close to schools, shopping, restaurants, parks, and major transportation routes, this home offers an excellent combination of space, comfort, and convenience in the established community of Royal Oak.

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