

252 Royal Crest Bay NW
Calgary, Alberta

MLS # A2219942



\$818,888

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,512 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Ceiling, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: -

FANTASTIC FULLY FINISHED ESTATE BUNGALOW IN SOUGHT AFTER CULD-DE-SAC! STEPS TO PARKS & RAVINE PATHWAYS. CLOSE TO SHOPPING & C-TRAIN STATION CONNECTING TO DOWN TOWN! THIS UPSCALE BUNGALOW OFFERS A TOTAL OF 4 BEDROOMS, 3 FULL BATHS & MAIN FLOOR DEN! A TOTAL OF OVER 2900 SQ.FT. DEVELOPED WITH VAULTED CEILINGS & SKYLIGHT, BRIGHT DINING ROOM OFF STUNNING KITCHEN WITH RAISED BREAKFAST BAR, GRANITE COUNTERS, CORNER PANTRY & STAINLESS STEEL APPLIANCES! MAIN FLOOR DEN WITH DOUBLE FRENCH DOORS. VAULTED GREAT ROOM WITH BUILT IN ENTERTAINMENT CENTER & MANTLE SURROUNDING GAS FIREPLACE. DOOR OUT TO LANDSCAPED & FENCED BACKYARD WITH RAISED VINYL DECK ABOVE LOWER INLAID BRICK PATIO. THE BIG MASTER BEDROOM ALSO HAS VAULTED CEILINGS & 5 PCE. ENSUITE WITH SOAKER TUB & SEPARATE SHOWER. 2ND GOOD SIZED BEDROOM OFF MAIN BATH ALL FINISHED WITH HARDWOOD & TILE, FLOORS, UPGRADED LIGHTING, CENTRAL AIR CONDITIONING, & MAIN FLOOR LAUNDRY ARE SOME OF THE GREAT FEATURES YOU CAN ENJOY WITH THIS TURN KEY HOME! THE FULLY FINISHED BASEMENT IS DEVELOPED WITH LARGE 3RD BEDROOM & 4TH BEDROOM HAS WALK IN CLOSET. ANOTHER FULL BATH & ALSO A GIANT REC. ROOM WITH 2ND GAS FIREPLACE WITH ANOTHER BEAUTIFUL BUILT IN ENTERTAINMENT CENTER & WELL DONE WET BAR WITH DISHWASHER, BAR FRIDGE & GREAT OAK CABINETS! GOOD SIZED ATTACHED GARAGE ALL INSULATED & DRYWALLED. EXCELLENT FAMILY ESTATE HOME THAT WILL IMPRESS.