

257 Royal Terrace NW
Calgary, Alberta**MLS # A2230422****\$760,000**

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Private		

Heating: Forced Air**Floors:** Carpet, Hardwood, Tile**Roof:** Cedar Shake**Basement:** Full, Unfinished**Exterior:** Brick, Stucco, Wood Frame**Foundation:** Poured Concrete**Features:** High Ceilings**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** hot tub

Open House- Saturday June 28th 12-2PM Welcome to Royal Oak Estates. Family Living in a Prime NW Calgary Location Set in the prestigious Royal Oak Estates, this spacious and well-designed 2,244 sq. ft. two-storey home offers incredible value for families looking to combine comfort, convenience, and lifestyle. With 4 bedrooms, 2.5 bathrooms, and a sunny west-facing backyard, this home delivers both functionality and room to grow. Enjoy a location that truly stands out, walking distance to the C-Train, top rated schools, lush parks, shopping, dining, and recreational amenities. Everything your family needs is right at your fingertips. Inside, the main level is warm and welcoming with 9-foot ceilings and hardwood flooring throughout. A formal living room with bay windows flows into a spacious dining area, perfect for hosting or family gatherings. The kitchen is the heart of the home, featuring a central island, walk-in pantry, and a bright breakfast nook that opens to the backyard patio. Unwind in the cozy family room with built-ins and a gas fireplace, or get focused in the main floor den, ideal for a home office or study space. A laundry room and powder room complete this highly functional level. Upstairs, you'll find four generously sized bedrooms, including a private primary suite with a walk-in closet and a 5-piece ensuite that offers a relaxing escape at the end of the day. The unfinished basement with rough-in plumbing provides a blank canvas for future development, whether it's a playroom, gym, or media lounge. Step outside into your west-facing backyard, complete with mature landscaping, a private patio, and a hot tub, a great spot to relax or entertain. With a strong family-friendly vibe, easy access to major roads, public transit, and some of Calgary's top-rated schools, this home is a standout in one of the NW's most desirable

neighbourhoods. Don't miss this opportunity to move into Royal Oak Estates! Schedule your showing today!