

**226 Royal Abbey Court NW  
Calgary, Alberta**
**MLS # A2231512**


# \$828,888

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,136 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Microwave in Basement, Refrigerator in Basement, TV mounts, Garage Shelving, Nest Thermostat, Doorbell camera, 2 Sheds, 2 sets of HVAC hose attachments

**\*\*\*OPEN HOUSE SAT JUN 21 @ 1-4PM\*\*\* WALKOUT BASEMENT | CUL-DE-SAC | SOUTH-FACING BACKYARD | WET BAR & 3000 SQFT+ OF LIVING SPACE IN ROYAL OAK!** Tucked away on a quiet cul-de-sac in the heart of Royal Oak, this fully finished 2-storey walkout home offers a RARE blend of space, functionality, and sunshine-filled charm! With OVER 3,000 SQFT of developed space, a private South-facing yard, and a walkout basement built to entertain, this home is the perfect retreat for families looking to grow and gather! PRIDE OF OWNERSHIP is evident throughout, with thoughtful updates, meticulous care, and timeless features at every turn. Step inside and be greeted by soaring open-to-below ceilings in the front foyer and a warm, open-concept main floor wrapped in rich hardwood flooring. The spacious kitchen is designed for the home chef, featuring 2 sinks, Granite countertops, a corner pantry, stainless steel appliances, a raised island bar, and Oak wood cabinetry. Next to that, a sun-soaked dining nook surrounded by windows opens onto a glass-panelled balcony with a gas line for your grill, creating a seamless indoor-outdoor flow for morning coffees or summer BBQs! The main living area is anchored by a COZY gas fireplace, while a formal front office with bay windows provides the perfect space for working from home. A 2pc powder room and a practical mudroom/laundry combo round out the main level. Upstairs, the bonus room with vaulted ceilings is a true highlight—ideal as a second lounge, playroom, or family room. The primary suite is generously sized and includes a sunlit reading nook, large walk-in closet, and a luxurious 4-piece ensuite with a jetted tub, and standalone shower. Two additional bedrooms and another full 4-piece bath complete the upper level. Downstairs, the bright walkout basement is made for entertaining with a

generously-sized wet bar, & a large rec room with a 2nd gas fireplace surrounded by elegant built-ins. You'll also find a fourth bedroom, a 3-piece bath, and there's even potential for a future rental unit with the simple addition of appliances to the wet bar. The basement opens onto the beautifully landscaped south-facing backyard featuring a cobblestone patio, a sprinkler system in the front yard on a timer for easy maintenance, mature trees, 2 garden sheds & even a CUTE apple tree! Additional features to finish off the home include A/C & a double attached HEATED garage. Located on a quiet cul-de-sac, this home is just steps away from walking paths with PICTURESQUE PONDS, parks & playgrounds in this MATURE neighbourhood. For families, you are just a few blocks away from Royal Oak School, William D. Pratt School & the Royal Oak Tobogganing Hill. Access to the rest of the city is easy through several major roadways nearby which include Crowchild Trail, Stoney Trail & Country Hills Blvd. Jumping in the car: Downtown is a 29 min drive (23.9KM), Airport is a 22 min drive (26.4KM), & Banff is a 1 hr 16 min drive (123KM).