

40 Royal Highland Court NW
Calgary, Alberta

MLS # A2246031



\$1,139,000

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 40 Royal Highland Court NW – a beautifully maintained home nestled in one of Calgary’s most desirable communities. This property offers a rare combination of lake views, mountain views, and unbeatable convenience. Located just steps from schools, a fitness center, a charming local hobby farm, and multiple parks, with quick access to shopping, restaurants, and major roadways, this is an ideal location for families and professionals alike. Inside, the home features a bright and spacious layout with excellent functionality throughout. New carpet on main and upper level. New Asphalt shingles was installed in July 2024. The main floor boasts a stunning vaulted ceiling in the living room, enhancing the sense of openness and natural light. The home is equipped with a full suite of modern appliances, offering both comfort and convenience for everyday living. Whether you’re hosting or relaxing, this home delivers the perfect blend of space, style, and practicality for a high-quality lifestyle.