

# \$818,888 - 252 Royal Crest Bay Nw, Calgary

MLS® #A2219942

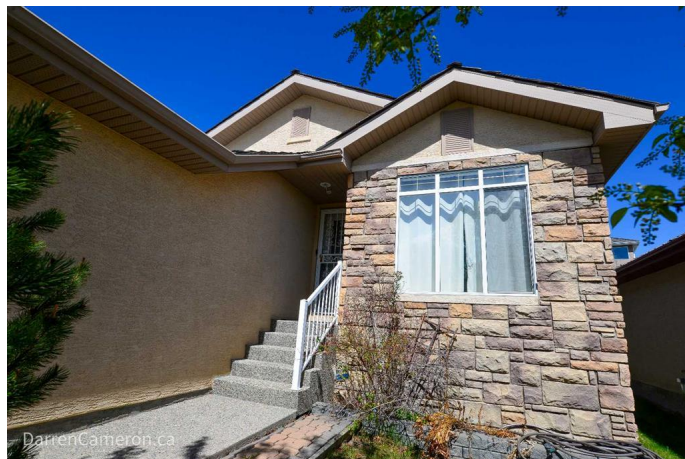
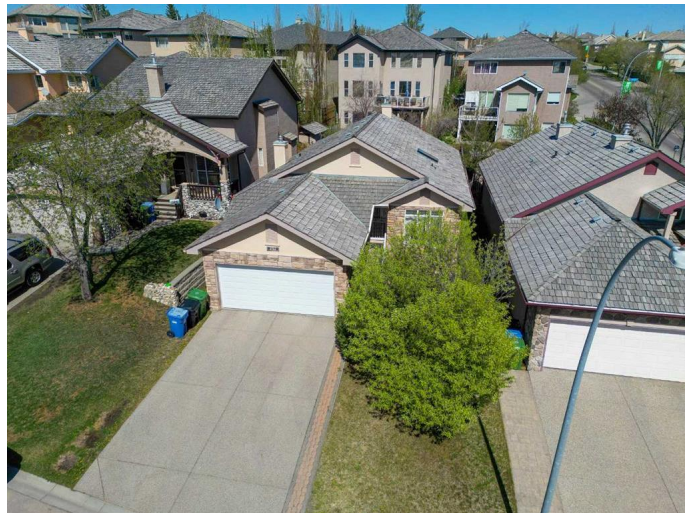
**\$818,888**

4 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

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.

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219942    |
| Price          | \$818,888   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,512       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 252 Royal Crest Bay Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 4V1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Conditioner, Window Coverings, Satellite TV Dish, Water Purifier                      |
| Heating           | Ceiling, Forced Air, Natural Gas                                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                     |
| Fireplaces        | Basement, Gas, Great Room, Mantle, Stone                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                                                                                        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Back Yard, Few Trees      |
| Roof              | Shake                     |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 4              |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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