

# \$1,149,000 - 40 Royal Highland Court Nw, Calgary

MLS® #A2232299

**\$1,149,000**

5 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

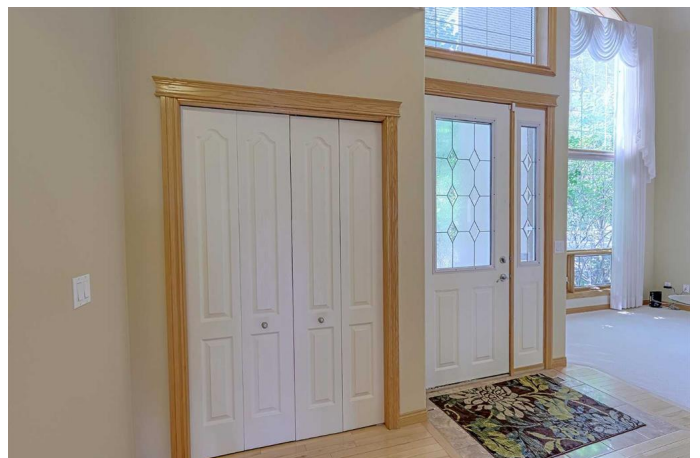
Location! Location! Location! Privacy and serenity at its best in this location. Welcome home to this lovingly cared for home. This elegant two story home offers a functional floor plan. As you enter the house, the grand foyer greets you, and invites you to view The main floor den/office, the open to below living room, the spiral staircase, the spacious dining room, the warm & Cozy family room with a gas fireplace, the large kitchen with a center Island captures your eyes and heart! The large deck off the breakfast nook leads you to a breathtaking view of a natural reservoir, lush green, a pond, the City View and all you wish to look out to every day. The upper floor offers 4 bedrooms. The large primary room with a window facing the green space, and a 5-piece En-suite with a jetted tub, a good size walk-in closet and double doors, makes it very attractive. The other 3 bedrooms are all very spacious and bright. The fully developed walk-out basement offers a huge recreation room, a full bathroom & a good size bedroom. Newer kitchen appliances. Newer water tanks. Newer garage door opener. Brand new carpet on main & upper floor. New Asphalt shingles. This is truly an unbeatable opportunity for a growing family. Call today to view this beauty.

Built in 2003

## Essential Information

MLS® #

A2232299



Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,684
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Royal Highland Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, 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, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Glass Doors, Insert, Mantle, Recreation Room
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

## **Exterior**

Exterior Features      Balcony, BBQ gas line, Garden, Private Entrance, Private Yard

Lot Description        Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Private, Rectangular Lot, Conservation, Environmental Reserve

Roof                        Asphalt Shingle

Construction          Wood Frame

Foundation            Poured Concrete

## **Additional Information**

Date Listed              June 19th, 2025

Days on Market        1

Zoning                    R-CG

## **Listing Details**

Listing Office           RE/MAX Real Estate (Mountain View)

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