

\$995,000 - 35 Royal Crest Way Nw, Calgary

MLS® #A2220207

\$995,000

4 Bedroom, 3.00 Bathroom, 1,654 sqft
Residential on 0.21 Acres

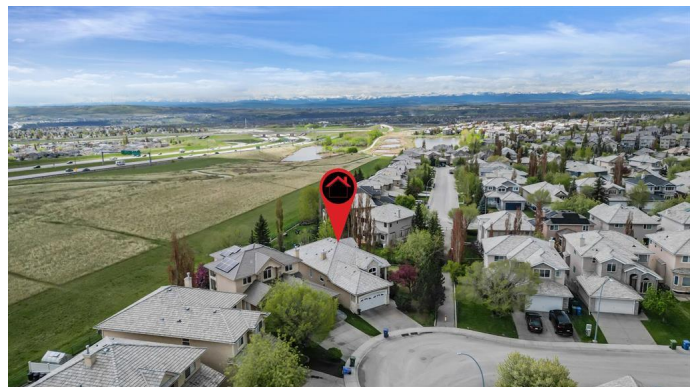
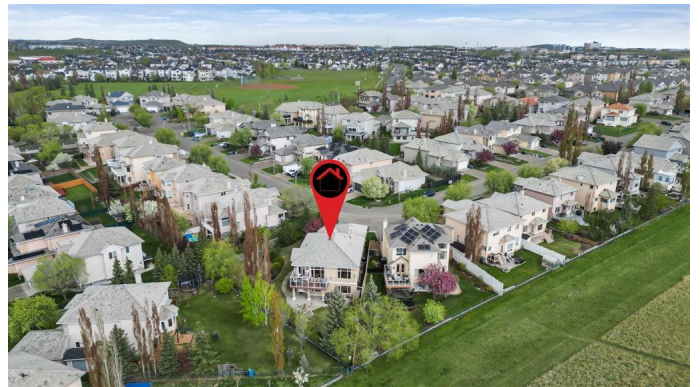
Royal Oak, Calgary, Alberta

Welcome to this exceptional walk-out bungalow nestled in the prestigious Royal Oak Estates, offering unparalleled privacy and serenity on a generous south-facing, pie-shaped lot—nearly ¼ acre—backing directly onto a tranquil green space and mountain views.

This meticulously maintained home, boasting 3,300 square feet of living space, exudes pride of ownership, with detailed service records available for the duration of the current ownership. Numerous thoughtful updates enhance everyday comfort and convenience, including a programmable garden irrigation system, whole-home water treatment and filtration, central air conditioning, and more. The windows have been professionally re-sealed, and the roof is regularly inspected and maintained, ensuring peace of mind for years to come.

Step into the sun-soaked great room, where natural light pours through expansive windows and flows seamlessly onto a large, elevated deck—perfect for entertaining. Enjoy sweeping mountain views, a built-in gas line for your BBQ, and plenty of space to gather with family and friends.

The chef's kitchen is both functional and refined, featuring granite countertops, a gas cooktop, and a built-in wall oven—an ideal setup for culinary enthusiasts. The adjacent



dining area is spacious and perfectly positioned for casual meals or elegant dinner parties.

Retreat to the luxurious primary suite, a true sanctuary with room for a king-sized bed, stunning mountain views, and a spa-inspired ensuite complete with a double vanity, oversized shower, and a walk-in closet.

Tucked away in a quiet corner of the community with minimal traffic, this home is surrounded by lush gardens and flanked by walking paths, offering a perfect blend of nature and neighborhood.

Don't miss your opportunity to own one of Royal Oak's most cared-for and beautifully positioned estate homes.

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220207 |
| Price | \$995,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,654 |
| Acres | 0.21 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 35 Royal Crest Way Nw |
| Subdivision | Royal Oak |
| City | Calgary |

County Calgary
Province Alberta
Postal Code T3G4M7

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Ceiling Fan(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Bar Fridge, Built-In Oven, Gas Cooktop, Water Purifier, Wine Refrigerator, Water Softener
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard
Lot Description Backs on to Park/Green Space, Pie Shaped Lot, Gentle Sloping
Roof Cedar Shake
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025
Days on Market 61
Zoning R-CG

Listing Details

Listing Office The Real Estate District

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