

# \$1,375,000 - 110 Royal Terrace Nw, Calgary

MLS® #A2228802

**\$1,375,000**

3 Bedroom, 4.00 Bathroom, 3,004 sqft

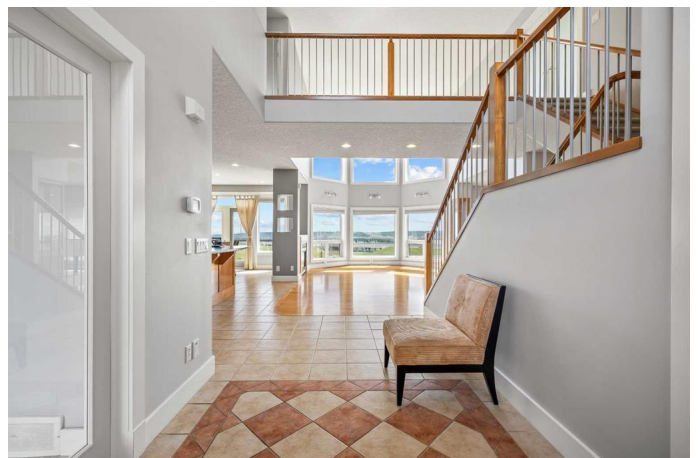
Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

**\*\*OPEN HOUSE this Saturday Jun 7 at 2-4PM\*\*** WOW! Location! Location! Location! Exquisite 3,000 sq.ft. Walkout Estate Home backs onto Natural Ravine with Panoramic View. This Attractive 3 Bedroom, 3.5 Baths home welcomes you with a spacious driveway that accommodates up to six vehicles, paired with a triple attached garage for ultimate convenience. Step inside to a grand foyer with soaring 18-foot ceilings and an immediate sense of openness. Straight ahead, the expansive, south-facing Living Room also boasts 2-storey high ceilings bathed in natural light, courtesy of massive bay windows that frame sweeping views of the Rocky Mountains and the downtown skyline.

To the left, the chef's Kitchen features a large central island with an eating bar, stainless steel appliances including a gas cooktop, built-in oven and microwave, a walk-in pantry, and ample cabinetry. The bright Breakfast Nook sits adjacent to the Kitchen and shares a stylish two-sided gas fireplace with the Living Room. From here, double doors lead to the full-width composite deck with glass railing, a gas line for BBQ, and plenty of space to relax while taking in the stunning backdrop.

On the right side of the main level, you'll find a formal Dining Room with built-in display shelving – perfect for hosting elegant dinners. A front-facing Den offers an ideal work-from-home space, while the Mudroom



includes laundry, a sink, built-in shoe rack, closet organizers, and cabinetry to keep everything tidy and accessible.

Head upstairs to find a large Bonus Room, complete with built-in bookshelves, and its own cozy gas fireplace. Across the open-to-below hallway, French doors lead to the luxurious Primary Bedroom, where oversized windows capture more of those incredible views. The spa-like 5-piece ensuite includes quartz countertops, double vanity, soaker tub, separate shower, and a spacious walk-in closet. Two additional Bedrooms share a beautifully finished 5-piece Bathroom with dual sinks and quartz counters.

The fully developed walkout basement expands your living space with a large Recreation Room and wet bar, plus a flexible open area that could serve as a secondary Living Room or a potential fourth Bedroom. A spacious Den offers great potential as a Media Room, Gym, or Studio, while a full 4-piece Bathroom completes this level. The home is equipped with two air conditioners to ensure year-round comfort.

Step outside to a professionally landscaped, low-maintenance backyard backing onto green space and a walking path – with no neighbors behind for added privacy. The outdoor area features a concrete patio, ideal for summer entertaining, plus a dedicated sport court topped with rubber tiles for safe, year-round play.

This exceptional home combines thoughtful design, high-end finishes, and unbeatable views – a rare opportunity not to be missed!

Built in 2000

## **Essential Information**

MLS® #	A2228802
Price	\$1,375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,004
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	110 Royal Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X6

### Amenities

Amenities	None
Parking Spaces	7
Parking	Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Other

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Pine Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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