

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

MLS® #A2232299

\$1,149,000

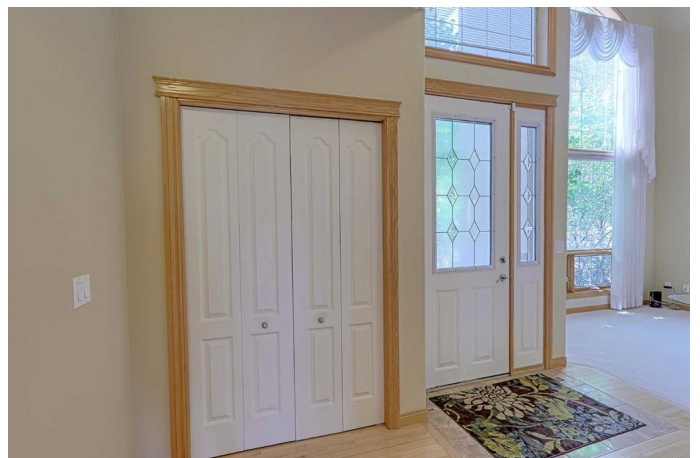
5 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Welcome home to this lovingly cared for, elegant two story home that 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(Last July). Minutes to Shane Homes YMCA, William D. Pratt Junior High School and Royal Oak Elementary School. Quiet and serene cul-du-Sac location with unbeatable view, backs onto natural reserve, pathway and pond. Truly an unbeatable opportunity for a growing family. Call your trusted real estate agent to day 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 Attached, Insulated
# of Garages	2

Interior

Interior Features	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), Beamed Ceilings
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, Mantle, Glass Doors, Insert, 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, No Neighbours Behind, Rectangular Lot, Conservation, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	29
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.