

**612 Royal Court NW
Calgary, Alberta**

MLS # A2236302



\$1,100,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage

Inclusions: basement bar fridge & basement freezer, kids playset in backyard, shed, all garage cabinets & bench, heater, tv wall mounts

OPEN HOUSES: SATURDAY JULY 19 & SUNDAY JULY 20, 1-3PM! Welcome to this beautifully maintained and extensively enhanced home in the sought-after community of Royal Oak Estates. Perfectly positioned on a quiet street, this property backs partially onto a peaceful greenspace with mature landscaping, and has a huge pie shaped yard which is an ideal setting for both relaxation and family life. You will be blown away by how immaculate this home is! Inside, the open and contemporary floor plan is filled with natural light and showcases updated flooring throughout, freshly painted walls, newer carpets, and luxury vinyl plank on the main level. The kitchen is equipped with updated KitchenAid appliances, granite countertops, full-height cabinetry, and a large island. Completing the main floor is the spacious living room with a cozy gas fireplace, a formal dining room or flex area, a den perfect for those needing an in-home office space, and a bright breakfast nook creating a welcoming space for entertaining and everyday living. The main floor also features a convenient laundry room complete with quartz counters, a sink, and additional storage. Upstairs offers an expansive bonus room and three generously sized bedrooms all with custom closet organizers, and a 5 piece secondary bathroom for the kids to share. The primary suite is beautiful with a five-piece ensuite including a soaker tub, 2 sinks & separate shower. The lower level extends the living space with a large family room, den (easy to make this into your future 4th bedroom if you desire) and another full 5 piece bathroom. Step outside to enjoy the impressive outdoor spaces. The backyard features a massive composite deck that leads to a brand-new fully enclosed sunroom, perfect for enjoying the outdoors in any season. The yard is equipped with underground irrigation controlled by WiFi, and the

pie-shaped lot is enhanced by a beautiful landscaping, custom shed, playground for the kids, and a canopy of mature trees, creating a private and peaceful retreat. Additional upgrades include a new hot water tank (2023), 200-amp electrical service, central air conditioning, in-ceiling speakers & water softener. Then there's the oversized double attached garage - a true showpiece, fully heated, insulated, drywalled, and finished with knock-down stipple ceilings, an exhaust fan, high-end epoxy flooring, and custom cabinetry with a workbench. Royal Oak Estates is a vibrant and welcoming neighbourhood known for its excellent schools, parks, and scenic pathways that connect throughout the community and beyond. Residents enjoy easy access to shopping, recreation facilities, and a quick commute downtown, or a short walk to the nearby Tuscany C-Train station. With its elegant finishes, functional design, and an unbeatable location surrounded by natural beauty and amenities, this home offers an extraordinary opportunity to own a truly special home in one of Calgary's most desirable communities. Welcome Home!