

**19 Royal Crest Court NW**  
**Calgary, Alberta****MLS # A2180699****\$499,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	None, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith as per Schedule "A"

Welcome to an exquisite 3-bedroom, 2.5-bathroom residence that combines modern luxury with timeless elegance. Nestled in the highly sought-after Royal Oak community, this semi-detached townhouse spans just under 1,600 square feet of thoughtfully designed living space, offering the perfect balance of comfort and style. With an unfinished walkout basement and breathtaking mountain and city vistas, this home truly feels like a private sanctuary. Upon entering, you'll be immediately captivated by the open-concept layout, which invites an abundance of natural light through expansive west-facing windows. These windows frame panoramic views of the mountains, filling the home with a warm, radiant glow. The inviting dining area seamlessly flows out to a private deck—ideal for relaxing or entertaining while enjoying the serene beauty of your surroundings. The main floor is a showcase of refined taste, featuring upgraded flooring throughout and a conveniently located 2-piece bathroom with an adjacent laundry room for effortless living. Ascend to the upper level, where the primary suite awaits—one of the most spacious and opulent bedrooms you'll find in any townhome. This expansive retreat easily accommodates a king-sized bed and includes a private sitting area, offering the perfect space to unwind. The luxurious primary suite also boasts a generously sized walk-in closet and an elegant four-piece ensuite, complete with a separate standing shower and a deep soaking tub—your own personal spa experience. Two additional well-proportioned bedrooms and a stylish four-piece bathroom complete the upper floor, ensuring both comfort and privacy for family or guests. This home exemplifies sophisticated living in one of the most desirable locations, offering the perfect blend of space, style, and spectacular views. Owning a beautiful home at this

price point is a rare opportunity.