

# \$1,139,000 - 40 Royal Highland Court Nw, Calgary

MLS® #A2246031

**\$1,139,000**

5 Bedroom, 4.00 Bathroom, 2,671 sqft

Single Family on 0.14 Acres

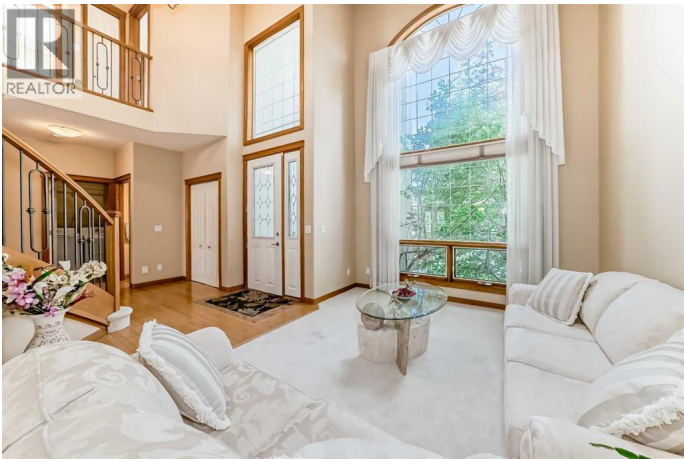
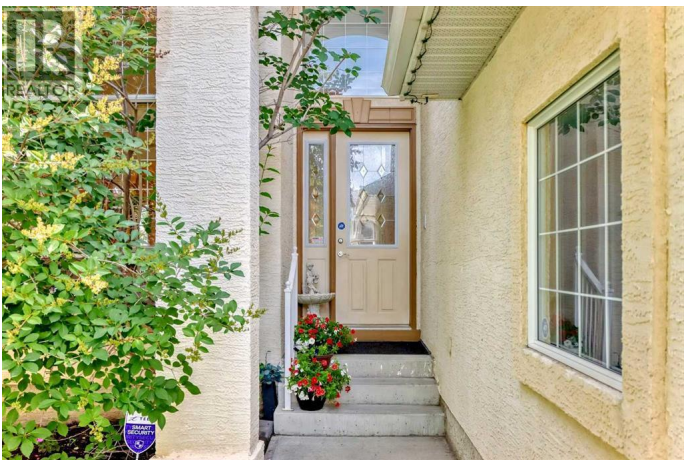
Royal Oak, Calgary, Alberta

Welcome to 40 Royal Highland Court NW â€” a beautifully maintained home nestled in one of Calgaryâ€™s most desirable communities. This property offers a rare combination of lake views, mountain views, and unbeatable convenience. Located just steps from schools, a fitness center, a charming local hobby farm, and multiple parks, with quick access to shopping, restaurants, and major roadways, this is an ideal location for families and professionals alike. Inside, the home features a bright and spacious layout with excellent functionality throughout. New carpet on main and upper level. New Asphalt shingles were installed in July 2024. The main floor boasts a stunning vaulted ceiling in the living room, enhancing the sense of openness and natural light. The home is equipped with a full suite of modern appliances, offering both comfort and convenience for everyday living. Whether you're hosting or relaxing, this home delivers the perfect blend of space, style, and practicality for a high-quality lifestyle. (id:6289)

Built in 2003

## Essential Information

Listing #	A2246031
Price	\$1,139,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1



Square Footage	2,671
Acres	0.14
Year Built	2003
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	40 Royal Highland Court Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G4Y2

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Cul-de-sac, Other, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Environmental reserve, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Garburator, Humidifier, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Walk out

### Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Grand Realty
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