# \$1,225,000 - 49 Royal Highland Road Nw, Calgary

MLS® #A2254504

## \$1,225,000

4 Bedroom, 3.00 Bathroom, 2,016 sqft Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

\*\*OPEN HOUSE NOV 8th 2.00-4.00PM\*\* Don't miss your chance to own an Exceptional Pond View Walkout Bungalow in the prestigious & vibrant, sought-after NW Calgary community of Royal Oak. Welcome to 49 Royal Highland Road Nw!! This meticulously maintained home offers a truly beautiful setting, backing onto a picturesque pond surrounded by lush trees, greenery & scenic walkways. This large walkout bungalow-style family home boasts 4 bedrooms, 3 bathrooms, and a total of 4,000 sq ft of Living space. As you step into the Open Foyer, you'll immediately appreciate the spaciousness, charm and warmth, soaring 10-foot ceilings and hardwood flooring. The front flex room with wainscotting is perfect for a Formal Dining Room. Drenched in natural light, this home immaculately shows pride of ownership. Bright & spacious gourmet Kitchen includes a corner Pantry, an extra-large Island, and ample counter space and cabinets. It opens to a spacious Breakfast Nook overlooking one of the most gorgeous ponds, and a grand Living Room centered around a cozy Fireplace complemented by beautiful built-ins. This home is perfect for entertaining in the grand Kitchen/Family Room or the exquisite Formal Dining Room. The exceptionally open layout of this fully finished home also offers wrought iron spindles with wooden hand railings, rounded corners, knockdown ceilings, granite countertops, stainless steel appliances, and soaring 10-foot ceilings and Crown Moulding







throught the Entire Main Floor. Enjoy the unobstructed pond view of the natural reserve from this walkout bungalow on a beautiful street with manicured yards. This Must See home is meticulously landscaped, offering a great outdoor space to relax and unwind. The main floor also features the Primary Bedroom with a 5-piece Ensuite, Walk-in-closet, two additional bedrooms, another Full Bath, and a Laundry Room with upper and lower cabinets. This impeccably kept home, surrounded by executive-style residences on a beautiful street with manicured yards shows immense pride of ownership. The lower level with Rough-in Slab Heating, 9ft Ceiling and Large Windows Galore is a fully finished walkout with upper Deck and Lower Patio leading to a nicely landscapped backyard, with sprinkler system. It includes an additional bedroom, a full bath, a media room, and a great recreation area perfect for Big parties and your guests. Approximatley 385sq ft Undevloped Storage /Utility Room with Large shelvings for storing all your seasonal items. This rare, 3 bedroom above grade large walkout bungalow also offers an oversized double attached garage and great Curb appeal. This home has it all and offers incredible value! Great location close to all amenities, including Schools, Royal Oak Shopping centre, Parks, Trails, Playgrounds, Shane Homes YMCA, Public Transport and the Tuscany C-Train Station heading to Down Town Core an easy commute. Quick access to Country Hills Blvd, Crowchild Trail, and Stoney Trail. Come see and make it yours! You will not be disappointed!

Built in 2002

### **Essential Information**

MLS® # A2254504 Price \$1,225,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,016
Acres 0.15

Year Built 2002

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 49 Royal Highland Road Nw

Subdivision Royal Oak
City Calgary

County Calgary
Province Alberta

Postal Code T3G 4Y5

## **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Granite Counters, Pantry, Recessed Lighting

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Garden, Private Yard, Lighting

Lot Description Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),

Garden, Landscaped, Street Lighting, Underground Sprinklers, Views,

Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 6th, 2025

Days on Market 60

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Solutions

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