

22 Royal Crest Terrace NW Calgary, AB T3G 4M3

**Residential
Incomplete
Banner:**

A2006366

Start Creating The Greatest Memories Of Your Life – RIGHT HERE!

DOM: 0
CDOM: 0
LP: \$638,500.00
OP:



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 1998
LINC#: [0027153667](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Front Length: 10.28M 33`9"
Legal Desc: 9711572;1;14
Legal Pln: 9711572 **Blk:** 1
Lot: 14
Condo: No
City: Calgary
Subdivision: Royal Oak
Ttl Beds: 3
F/H Bth: 2/1
RMS SQFT: 2,094.97
LP/SF: \$304.78
Suite: No
Lot Size: 5952 SqFt
Lot Depth: M'
Zoning: R-C1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known
Tax Amt/Yr: \$3,843.00/2022
Loc Imp Amt:
Front Exp: SW

Public Remarks: Open House Sunday October 16 from 2-4pm... If you've ever wanted to buy an amazing property that's been well cared for and looked after throughout the years – this is the opportunity you've been waiting for! Come and check out this 3 bedroom, 2.5 bathroom home that will give you just under 2100 sqft of generous space to move about, all while maintaining a quaint, cozy atmosphere. Situated in the highly desirable Royal Oak Estates area just minutes away to transit, LRT, shopping, parks, schools and the Shane Homes YMCA. This one won't stay on the market for long, stop reading and come see it today! Additional information: Large corner lot with beautiful curb appeal (no shovelling), Underground Irrigation System, Dog Run/Shed, Built-in VacuFlo, Master retreat with Sitting Area, Extra Wide Driveway for 2 vehicles plus small RV/Car, Custom Drapery and Shutters, Granite Counters, Purified Water System, Private Rear Deck, Inviting Country Kitchen and Family Room, Conveniently Located Den/Office on the main, Mature Trees and Landscaping.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 99.96	Mtr2	1,075.95	SqFt
EnSt Bth:	1	0	1	0	0	Rms Abv: 11	Upper: 95	Mtr2	1,019	SqFt
	0	0	1	0	0		Blw Grade: 95	Mtr2	1,023	SqFt
Garage Dim:	21`0" x 18`0"						Total AG: 194.63	Mtr2	2,094.97	SqFt

Property Information

Basement: Full, Unfinished
Heating: Fireplace(s), Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Dog Run, Garden, Private Yard, Storage
Roof Type: Cedar Shake
Reports: RMS Supplements
Parking: Additional Parking, Double Garage Attached, Driveway, Oversized **Total:** 5
Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Storage, Walk-In Closet(s)
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Corner Lot, Cul-De-Sac, Dog Run Fenced In, Lawn, Irregular Lot, Landscaped, Level, Underground Sprinklers, Private, Views
Goods Include: Shed
Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings
Other Equip: Water - Reverse Osmosis
Goods Exclude: NA
Lndry Feat: In Basement
Cooling: None
Fireplaces: 1/Gas
Flooring: Carpet, Ceramic Tile
Fencing: Fenced
Balcony: Deck

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
Kitchen	Main	13`0" x 8`0"	3.96M x 2.44M	Dining	Main	9`11" x 8`11"	3.02M x 2.72M
Living	Main	14`0" x 14`0"	4.27M x 4.27M	Family	Main	20`0" x 12`0"	6.10M x 3.66M
Office	Main	8`0" x 8`0"	2.44M x 2.44M	Laundry	BSMT	16`6" x 6`0"	5.03M x 1.83M
Frn/Util	BSMT	8`0" x 8`0"	2.44M x 2.44M	Other	Main	10`0" x 12`0"	3.05M x 3.66M
Primary Bed	Upper	12`3" x 14`4"	3.73M x 4.37M	Bedrm	Upper	10`0" x 10`0"	3.05M x 3.05M
Bedrm	Upper	11`10" x 8`11"	3.61M x 2.72M	Other	Upper	10`7" x 9`3"	3.22M x 2.82M
Other	Upper	8`0" x 8`0"	2.44M x 2.44M	4pc Ensuite bath	Upper	8`3" x 11`0"	2.51M x 3.35M
4pc Bathroom	Upper	4`7" x 7`0"	1.40M x 2.13M	2pc Bathroom	Main	4`0" x 4`0"	1.22M x 1.22M

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#) team@mikeaboudaher.com
List Firm: [REAL BROKER](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7

Phone: 403-809-9386
Phone: 855-623-6900
Firm Fax:

Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentiLock/Front Railing
Owner Name: Brunt
Occupancy: Owner
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

List Date: 10/14/2022
Expiry Dt: 02/14/2023
With Dt:

Ownership: Private

Exclusion: No

SRR: No

Printed Date: 10/13/2022 6:20:38 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).