

# \$1,100,000 - 612 Royal Court Nw, Calgary

MLS® #A2236302

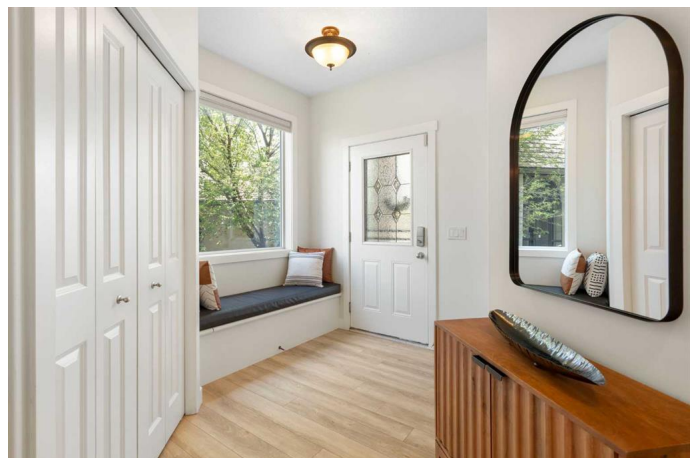
**\$1,100,000**

3 Bedroom, 4.00 Bathroom, 2,467 sqft

Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

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!

Built in 2006

**Essential Information**

MLS® #	A2236302
Price	\$1,100,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,467
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	612 Royal Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage, Covered Courtyard, Playground
Lot Description	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Cul-De-Sac
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	11
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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