

# \$1,350,000 - 110 Royal Terrace Nw, Calgary

MLS® #A2228802

**\$1,350,000**

3 Bedroom, 4.00 Bathroom, 3,004 sqft

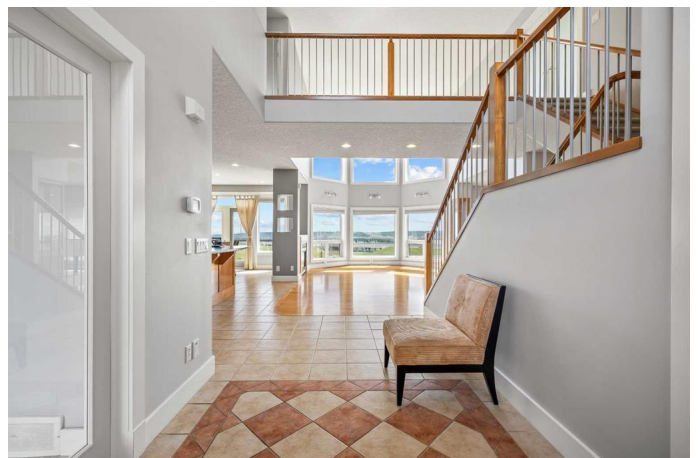
Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

WOW! Location! Location! Location! Exquisite 3,000 sq.ft. Walkout Estate Home backs onto Natural Ravine with Panoramic View. This Attractive 3 Bedroom, 3.5 Baths home welcomes you with a spacious driveway that accommodates up to six vehicles, paired with a triple attached garage for ultimate convenience. Step inside to a grand foyer with soaring 18-foot ceilings and an immediate sense of openness. Straight ahead, the expansive, south-facing Living Room also boasts 2-storey high ceilings bathed in natural light, courtesy of massive bay windows that frame sweeping views of the Rocky Mountains and the downtown skyline.

To the left, the chefâ€™s Kitchen features a large central island with an eating bar, stainless steel appliances including a gas cooktop, built-in oven and microwave, a walk-in pantry, and ample cabinetry. The bright Breakfast Nook sits adjacent to the Kitchen and shares a stylish two-sided gas fireplace with the Living Room. From here, double doors lead to the full-width composite deck with glass railing, a gas line for BBQ, and plenty of space to relax while taking in the stunning backdrop.

On the right side of the main level, you'll find a formal Dining Room with built-in display shelving â€“ perfect for hosting elegant dinners. A front-facing Den offers an ideal work-from-home space, while the Mudroom includes laundry, a sink, built-in shoe rack,



closet organizers, and cabinetry to keep everything tidy and accessible.

Head upstairs to find a large Bonus Room, complete with built-in bookshelves, and its own cozy gas fireplace. Across the open-to-below hallway, French doors lead to the luxurious Primary Bedroom, where oversized windows capture more of those incredible views. The spa-like 5-piece ensuite includes quartz countertops, double vanity, soaker tub, separate shower, and a spacious walk-in closet. Two additional Bedrooms share a beautifully finished 5-piece Bathroom with dual sinks and quartz counters.

The fully developed walkout basement expands your living space with a large Recreation Room and wet bar, plus a flexible open area that could serve as a secondary Living Room or a potential fourth Bedroom. A spacious Den offers great potential as a Media Room, Gym, or Studio, while a full 4-piece Bathroom completes this level. The home is equipped with two air conditioners to ensure year-round comfort.

Step outside to a professionally landscaped, low-maintenance backyard backing onto green space and a walking path – with no neighbors behind for added privacy. The outdoor area features a concrete patio, ideal for summer entertaining, plus a dedicated sport court topped with rubber tiles for safe, year-round play.

This exceptional home combines thoughtful design, high-end finishes, and unbeatable views – a rare opportunity not to be missed!

Built in 2000

## **Essential Information**

MLS® #	A2228802
Price	\$1,350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,004
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	110 Royal Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X6

### Amenities

Amenities	None
Parking Spaces	7
Parking	Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Other

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Pine Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	47
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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