

# \$1,350,000 - 22 Royal Terrace Nw, Calgary

MLS® #A2186502

**\$1,350,000**

5 Bedroom, 4.00 Bathroom, 2,940 sqft  
Residential on 0.17 Acres

Royal Oak, Calgary, Alberta

Welcome to 22 Royal Terrace, an extraordinary TWO-STORY WALK-OUT with FULLY FINISHED BASEMENT that seamlessly combines luxury, comfort, and stunning surroundings. Situated on a quiet street in Royal Oak, this home offers over 4300 SQFT of living space, featuring 5 BEDROOMS and 3.5 bathrooms, with PANORAMIC VIEWS of PONDS, the vibrant CALGARY CITYSCAPE, SKI HILL and the MAGESTIC ROCKY MOUNTAINS!

From the moment you step inside, you're greeted by sophistication. The grand foyer, with its soaring ceilings and striking double staircase adorned with wrought iron spindles and in-stair lighting, creates a lasting impression. To the side, a bright and spacious office with oversized windows overlooks the front yard, offering an ideal space for work or reflection.

The main floor is perfect for effortless living and entertaining. A large dining room flows into the living area, which features a cozy gas fireplace and hardwood flooring. This space opens to a private balcony equipped with a gas line—perfect for enjoying the breathtaking views. The gourmet kitchen is a chef's dream, with granite countertops, stainless steel appliances, and a large island with seating, making it a great spot for meals or gatherings. A walk-through pantry connects



to a mudroom with built-in cubbies, laundry, and ample storage for added convenience.

Upstairs, the primary suite is a true retreat. Relax on the private balcony with tranquil pond views or in the spa-inspired ensuite, featuring a jetted corner tub, a walk-in shower, double vanity, makeup desk, and an expansive walk-in closet. Two additional bedrooms, both with walk-in closets, share a large main bathroom with double sinks, accessible from the hallway and the family room. One bedroom offers delightful views, while the family roomâ€™ with a second gas fireplace and an open-to-below designâ€™ provides a cozy space for relaxation.

The fully finished walkout basement impresses just as much. Motion-sensor integrated lighting on the staircase leads you to a space featuring hydronic heated floors including 3 hot water tanks. Two well-appointed bedrooms and a spacious bathroom with a walk-in shower and granite counters make this area ideal for guests or extended family. The family games room, equipped with a wet bar, tiled flooring, and in-ceiling speakers, opens to a beautifully landscaped backyard with no rear neighbors. The iron fencing adds functionality and charm to this serene outdoor oasis.

This home also boasts thoughtful features for modern living. The double heated garage ensures year-round comfort, while the water softener system, sprinkler system, built-in ceiling speakers, and an alarm system with cameras provide added convenience and peace of mind. Additional enhancements include 3M sun control window film on all rear windows and meticulous finishes throughout, reflecting the care of the original owners.

Located within walking distance to the C-Train, walking trails, shopping

Built in 2005

## Essential Information

MLS® #	A2186502
Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,940
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	22 Royal Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X5

## Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Aggregate, Garage Door Opener
# of Garages	4
Waterfront	Pond

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar, Jetted Tub, Laminate Counters, Wired for Sound
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard
Lot Description	Landscaped, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Views
Roof	Cedar Shake
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	86
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker United
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