

132 Royal Manor NW  
Calgary, Alberta

MLS # A2172268



## \$498,888

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** black refrigerator in the den/foyer.

Discover your dream home in Royal Oak Estates, one of Calgary's most desirable neighborhoods. This beautifully maintained 2-storey townhouse boasts a bright, open-concept layout that's perfect for both relaxation and entertaining. As you step inside the MAIN LEVEL, a welcoming entrance sets the tone for the rest of this charming home, offering the perfect space for greeting guests. The spacious foyer leads to a practical mudroom, ideally located behind the attached single garage, providing ample storage for everyday essentials. Stylish tile and hardwood flooring throughout enhance the home's aesthetic appeal while making cleaning a breeze. The well-designed kitchen is equipped with newer stainless-steel appliances, generous counter space, and plenty of cabinetry for all your cooking needs. The functional layout also features a convenient breakfast bar, perfect for casual dining or entertaining guests. The spacious living room, complete with a cozy gas fireplace, sets the stage for memorable family gatherings. On the UPPER LEVEL, the primary bedroom offers a generous retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. Additionally, there's a second bedroom and another 4-piece bathroom, ensuring ample space for family or guests. A versatile BONUS ROOM can serve as an entertainment area or a playful space for children, making this home adaptable to your lifestyle. The fully FINISHED WALKOUT BASEMENT adds even more versatility, offering storage rooms and a laundry area. The open space is ideal for entertaining or recreational activities. With a separate entrance and rough-ins for a future bathroom, this space holds great potential for customization. This townhouse not only provides comfort but also offers convenient access to local amenities. The Tuscany LRT station is within walking

distance, and a short drive will take you to the Royal Oak and Beacon Hill commercial areas. Families will appreciate the nearby schools and parks, while major routes like Stoney Trail and Crowchild Trail ensure easy commutes throughout the city. Don't miss your chance to make this exceptional townhouse your new home! Schedule a viewing today and envision the lifestyle that awaits.