

# \$828,888 - 226 Royal Abbey Court Nw, Calgary

MLS® #A2231512

**\$828,888**

4 Bedroom, 4.00 Bathroom, 2,136 sqft

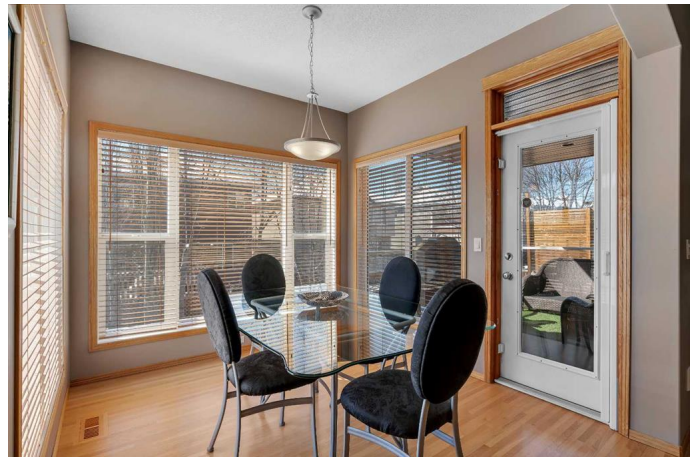
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

\*\*\*OPEN HOUSE SAT JUN 21 @ 1-4PM\*\*\*

WALKOUT BASEMENT | CUL-DE-SAC |  
SOUTH-FACING BACKYARD | WET BAR &  
3000 SQFT+ OF LIVING SPACE IN ROYAL

OAK! Tucked away on a quiet cul-de-sac in the heart of Royal Oak, this fully finished 2-storey walkout home offers a RARE blend of space, functionality, and sunshine-filled charm! With OVER 3,000 SQFT of developed space, a private South-facing yard, and a walkout basement built to entertain, this home is the perfect retreat for families looking to grow and gather! PRIDE OF OWNERSHIP is evident throughout, with thoughtful updates, meticulous care, and timeless features at every turn. Step inside and be greeted by soaring open-to-below ceilings in the front foyer and a warm, open-concept main floor wrapped in rich hardwood flooring. The spacious kitchen is designed for the home chef, featuring 2 sinks, Granite countertops, a corner pantry, stainless steel appliances, a raised island bar, and Oak wood cabinetry. Next to that, a sun-soaked dining nook surrounded by windows opens onto a glass-panelled balcony with a gas line for your grill, creating a seamless indoor-outdoor flow for morning coffees or summer BBQs! The main living area is anchored by a COZY gas fireplace, while a formal front office with bay windows provides the perfect space for working from home. A 2pc powder room and a practical mudroom/laundry combo round out the main level. Upstairs, the bonus room with



vaulted ceilings is a true highlightâ€”ideal as a second lounge, playroom, or family room. The primary suite is generously sized and includes a sunlit reading nook, large walk-in closet, and a luxurious 4-piece ensuite with a jetted tub, and standalone shower. Two additional bedrooms and another full 4-piece bath complete the upper level. Downstairs, the bright walkout basement is made for entertaining with a generously-sized wet bar, & a large rec room with a 2nd gas fireplace surrounded by elegant built-ins. Youâ€™ll also find a fourth bedroom, a 3-piece bath, and there's even potential for a future rental unit with the simple addition of appliances to the wet bar. The basement opens onto the beautifully landscaped south-facing backyard featuring a cobblestone patio, a sprinkler system in the front yard on a timer for easy maintenance, mature trees, 2 garden sheds & even a CUTE apple tree! Additional features to finish off the home include A/C & a double attached HEATED garage. Located on a quiet cul-de-sac, this home is just steps away from walking paths with PICTURESQUE PONDS, parks & playgrounds in this MATURE neighbourhood. For families, you are just a few blocks away from Royal Oak School, William D. Pratt School & the Royal Oak Tobogganing Hill. Access to the rest of the city is easy through several major roadways nearby which include Crowchild Trail, Stoney Trail & Country Hills Blvd. Jumping in the car: Downtown is a 29 min drive (23.9KM), Airport is a 22 min drive (26.4KM), & Banff is a 1 hr 16 min drive (123KM).

Built in 2003

## Essential Information

MLS® #	A2231512
Price	\$828,888
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	226 Royal Abbey Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard, Permeable Paving
Lot Description	Back Yard, Cul-De-Sac, Level, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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