

58 Royal Crest Point N.W.



- MAINTENANCE FREE LIVING/PRIVATE LAWN
- CITY & MOUNTAIN VIEWS FROM ALL LEVELS
- FRIDGE, STOVE, DISHWASHER, VACUFLO
- PARTIALLY DEVELOPED WALK-OUT WITH CITY & MTN VIEW
- CUSTOM OVERSIZE JACUZZI
- GARAGE OPENER
- GAS FIREPLACE WITH ROUGHED-IN FAN
- CLOSE TO SHOPPING AND PLAYGROUNDS
- MAPLE CABINETS & WOODWORK WITH PEWTER STAIR RAILINGS
- QUIET NEIGHBORHOOD

| | | | | | |
|------------------------------|---|---|--|--------------------|---------------------------------------|
| District: | Royal Oak Est. | Rooms: | 7 | Bedrooms: | 3 |
| Style: | 2 storey with walk-out basement | Size: | 744 sq.ft on main floor; 962 sq.ft. on upper floor =1706 total area; plus walk-out level | Exterior: | Stucco with estate style stone accent |
| Zoning: | R1 | Floors: | Ceramic Tile/Carpet | Fire Place: | 1 Gas |
| Roof: | Treated Pine Shakes | Garage: | Front Double Attached | Fenced: | Back |
| Lot: | Back fenced, owner may install side fences | Landscaping: | In Progress | Heat: | FA |
| Price: | \$264,900* | Taxes: | | Age: | Brand New |
| Pos. Date: | IMMEDIATE | Dining Room: | 11'2" x 9'8" | Kitchen: | 14'0" x 12'0" |
| Main Floor Living Rm: | 18'4" x 9'0" | Bed Room 2: | 12'0" x 11'8" | Bed Room 3: | 12'4" x 9'0" |
| Master Bdrm: | 16'4" x 11'2" plus 10'8" x 10'0" sitting area | Walk-out basement level (partially dev): | 744 sq. ft. | | |
| Bathrooms: | 1) Main 4 piece 2) Master 4 piece 3) 2 piece bath/laundry | | | | |

For showing or info call

Judi or Jack at (403) 239-1266 or (403) 816-2712

This information, although believed to be accurate, is not warranted to be so.

FEATURES OF THIS HOME

(58 Royal Crest Point N.W.)

- MAINTENANCE FREE LIVING WITH PRIVATE LAWN
- FENCED AT BACK – OWNER MAY FENCE SIDES OF YARD IF WISHED
- RAISED PANEL MAPLE CABINETS
- PEWTER RAILINGS WITH WOOD TRIM
- KITCHEN ISLAND WITH RISED BREAKFAST BAR
- NEW FRIDGE, STOVE, DISHWASHER, VACU-FLO
- FULL WITH VANITY MIRRORS & MEDICINE CABINETS IN BOTH BATHROOMS
- UPGRADED CARPET UNDERLAY
- HUGE WALK-IN CLOSET IN MASTER BEDROOM
- CUSTOM JACUZZI TUB IN ENSUITE BATH
- CERAMIC TILE IN KITCHEN, DINING AREA, FOYER, & BATHROOMS
- NATURAL GAS FIREPLACE WITH FAN ROUGH-IN
- ROUNDED DRYWALL CORNERS
- ROUGHED IN PLUMBING FOR 4TH BATHROOM ON WALK-OUT LEVEL
- KNOCK DOWN SPANTEX CEILINGS
- DOUBLE ATTACHED FRONT GARAGE (18 ' x 20')
- Poured DRIVEWAY
- Poured PATIO ON WALK-OUT LEVEL
- LANDSCAPED
- DECK WITH WROUGHT IRON RAILINGS
- BOTH THE DECK & PATIO HAVE GAS OUTLET FOR BBQ AND/OR OUTDOOR HEATER
- GARAGE DOOR OPENERS

PICTURES OF THIS HOME CAN BE VIEWED VIA THE WEB:

WWW.TERILL.CA/HOME