

141 Royal Abbey Court NW
Calgary, Alberta

MLS # A2254714



\$739,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Open House Sep 13 (Saturday), 1:00-4:00pm. WALKOUT BASEMENT | CUL-DE-SAC | SOUTH-FACING BACKYARD | CITY & MOUNTAIN VIEWS | 4 BEDROOMS UP OF LIVING SPACE IN ROYAL OAK! Tucked away on a quiet cul-de-sac in the heart of Royal Oak, this 2-storey walkout home offers a rare blend of space, functionality, and sun-filled charm. With a large pie-shaped south-facing backyard, a walkout basement, and 4 bedrooms upstairs, this property is the perfect retreat for families looking to grow and gather. Pride of ownership shines throughout with thoughtful updates and timeless features. Step inside to a versatile front living room/office with bay windows, followed by a spacious kitchen designed for the home chef—complete with granite countertops, corner pantry, stainless steel appliances, central island, and solid maple cabinetry. A bright dining nook opens onto the newer balcony (2021), creating seamless indoor-outdoor living for morning coffee or summer BBQs. The cozy family room is anchored by a gas fireplace, while a 2-pc powder room and a practical mudroom/laundry combo complete the main level. Upstairs, the primary suite boasts a large walk-in closet and a 4-pc ensuite with jetted tub and standalone shower. Three additional bedrooms and another full bath complete the upper level. The bright walkout basement awaits your vision—whether it's a dream rec room, home gym, or even a future rental suite depending on City of Calgary Approval. Recent updates include a new roof (2023), furnace (2015). Enjoy your beautifully landscaped backyard oasis with endless room for kids, pets, and gatherings. Steps from scenic walking paths, ponds, parks, and playgrounds, this mature community also offers top-rated schools (Royal Oak School & William D. Pratt), plus easy access to Crowchild Trail, Stoney Trail, and Country Hills

Blvd. This is more than a home—it’s a lifestyle.