

# \$867,633 - 86 Royston Park Nw, Calgary

MLS® #A2233670

**\$867,633**

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

The brand new 'Oxford' model by Brookfield Residential is a fully developed home with a legal basement suite + double detached garage! Featuring 2 living areas, a flex space / home office, 3 bedrooms, 2.5 bathrooms + a legal 1 bedroom basement suite with its own private entrance, this beautiful new home is perfect for a growing family, multi-generational living, or those that want additional income with a rental suite! With nearly 2,000 square feet of living space above grade, this sprawling home has ample space for a family and is designed with entertaining in mind. The front great room has a wall of south-facing windows allowing for natural light to pour through the main level all day long. A central fireplace in the great room is the perfect addition to cozy winter nights. The central kitchen is complete with a chimney hood fan, built-in microwave and gas range - all overlooking the dining and living areas making it the ideal space to host guests. The expansive pantry provides endless storage, adding to everyday convenience. A flex space, perfect for a home office, 2 pc powder room and mud room at the rear of the home complete the main level. The upper level has a central bonus room that separates the primary bedroom from secondary rooms for added privacy. The expansive primary suite, spanning ~13'x13' has ample space for a bedroom suite and has a large walk-in closet and private 4 pc ensuite with a walk-in tiled shower and dual sinks. Two more bedrooms, a main bathroom and a



laundry room with storage complete the upper level. The professionally developed lower level has a side-entrance for private access to the legal basement suite. Complete with a full kitchen, dining area, living room, bedroom, bathroom, laundry and storage - this legal suite is the perfect guest space or can provide additional income if rented. The large backyard is a great outdoor living space and is complete with a free 20X22 detached garage - perfect for keeping your vehicle and valuables safe all year long! This brand new home is nearly complete and comes with builder warranty + Alberta New Home Warranty, allowing you to purchase with peace of mind. \*\*Please note: photos are from a show home model and are not an exact representation of the property for sale - finishes will vary. See photo 13 in the photo set for interior selections on this home.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233670    |
| Price          | \$867,633   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,960       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 86 Royston Park Nw |
| Subdivision | Haskayne           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3L 0M5 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Range                                                                      |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                     |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                 |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Cement Fiber Board, Wood Frame                               |
| Foundation        | Poured Concrete                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 45              |
| Zoning         | R-G             |
| HOA Fees       | 756             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office                  Charles

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