

# \$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, Microwave, Refrigerator, Washer, Gas Range, 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 | 62              |
| Zoning         | R-G             |
| HOA Fees       | 756             |
| HOA Fees Freq. | ANN             |

### Listing Details

Listing Office                  Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.