

\$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 | 17 |
| Zoning | R-G |
| HOA Fees | 756 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office

Charles

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