

\$849,900 - 102 Royal Oak Point Nw, Calgary

MLS® #A2085896

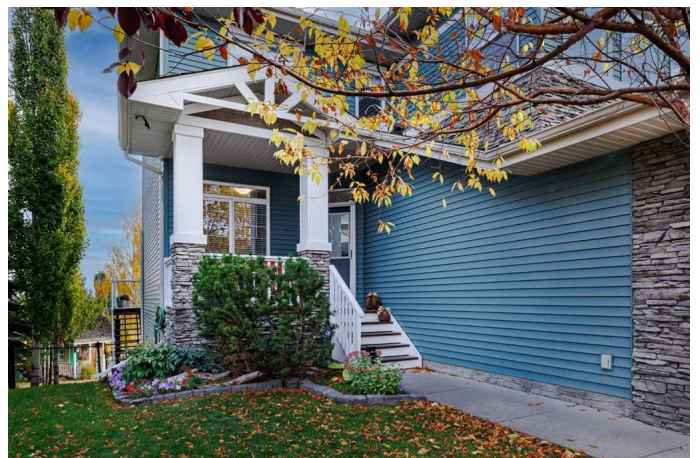
\$849,900

4 Bedroom, 4.00 Bathroom, 2,009 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Welcome to a beautiful home in the sought after location of Royal Oak Point! Perfect family home! Located on an ultra quiet street with an oversized yard backing onto forest greenspace with absolutely stunning views! The landscape is wonderful with mature trees, built in play structure, fire pit stone patio, and kids two-story play house (or can be used for extra backyard storage) as well as a fulsome irrigation system. A ground level deck was recently built to enhance the yard that includes a raised planter, raspberry bushes and an apple tree. The air conditioned property is well maintained and inviting with a front porch and features many recent upgrades including carpet throughout, window coverings, and upgraded built-in closet cabinets. The most significant upgrade is the absolutely stunning kitchen with plentiful and quality modern cabinetry to the ceiling, quartz countertops, gold accents, and higher end appliances! The open concept kitchen opens to an upper level expansive patio perfect for outdoor dining with a natural gas BBQ hook-up, and views of the forested tree ravine, multiple distant forested hills, with views stretching across NW and NE Calgary. The main floor has extensive natural hardwood flooring and large windows to capture the incredible views as well as a front flex room or office, and a beautiful main floor fireplace feature to be enjoyed in both the family room and the kitchen. The garage is oversized with built-in storage features. The shingles were recently replaced and upgraded



as well. The second floor has a beautiful, bonus room flooded with natural light and expansive mountain views from all the oversized windows. Also, 3 bedrooms upstairs with an oversized, primary bedroom that features an upgraded ensuite and walk in closet. The lower level walk-out basement is completed with quality development, natural slate flooring for a large gym, a family/movie space, a full size guest bedroom and bathroom, and walks out to the park like backyard! This house is in great condition and definitely worth a look!

Built in 2001

Essential Information

MLS® #	A2085896
Price	\$849,900
Sold Price	\$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,009
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	102 Royal Oak Point Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5C6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 21st, 2023
Days on Market	15
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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