

\$979,000 - 137 Royal Oak Place Nw, Calgary

MLS® #A2086450

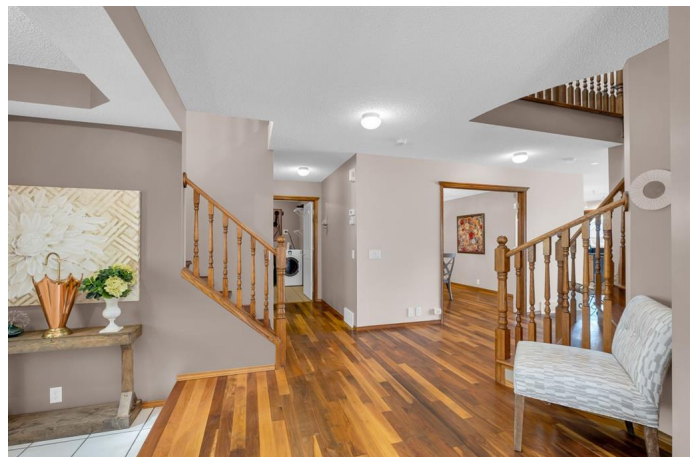
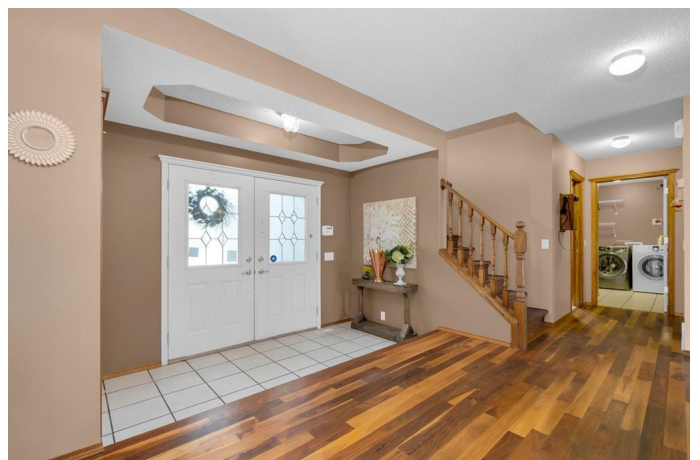
\$979,000

4 Bedroom, 4.00 Bathroom, 3,294 sqft

Residential on 0.25 Acres

Royal Oak, Calgary, Alberta

Nestled in the heart of Royal Oak NW, Calgary, this impressive residence boasting over 4600 TOTAL sqft of living space, encapsulates the perfect blend of location, space, and features that cater to the demands of modern living. Situated just a short walk away from an elementary school and junior high this property also offers quick access to essential amenities. With shopping and the C-train only minutes away by car, the daily tasks of grocery shopping and commuting are streamlined. The home itself is nestled on an almost 1/4 acre lot, providing ample room for all your lifestyle needs. What sets this property apart is its separate walk-up entrance to the basement, a versatile space that holds tremendous potential. Whether you aspire to create a rental suite, a home office/business, a fitness area, or a recreational haven, this extra entrance opens doors to limitless possibilities and enhances the overall value of the home. Stepping outdoors, you'll discover a meticulously maintained lawn that reflects the pride and care invested in this property. For gardening enthusiasts, there's a fenced garden box area. Additionally, a delightful 3-season sunroom extends from the rear of the home, creating a serene space to unwind while still being connected to nature. The sunroom seamlessly connects to a spacious deck, perfect for hosting gatherings or enjoying the outdoors. Inside, the open-concept design of the family room, eating area, and kitchen encourages



interaction and is ideal for hosting and entertaining. A few additional features of the home include an infrared sauna, an RO Culligan Water Treatment system in kitchen, home security (not connected), underground sprinkler system, the wooden gazebo, wooden shed and outside pergola, cinder block fire pit, beautiful circular staircase, 3 gas fireplaces and so much more. We didn't even get to the tranquil bonus room found overtop of the garage. This home is a must see, so contact your favourite realtor today to check it out yourself.

Built in 2000

Essential Information

MLS® #	A2086450
Price	\$979,000
Sold Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,294
Acres	0.25
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	137 Royal Oak Place Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4Y7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Pantry, Sauna, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Up To Grade

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Storage
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Gazebo, Front Yard, Garden, Level, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	October 23rd, 2023
Days on Market	13
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.