

\$799,000 - 319 Royal Oak Heath Nw, Calgary

MLS® #A2098508

\$799,000

4 Bedroom, 5.00 Bathroom, 2,267 sqft

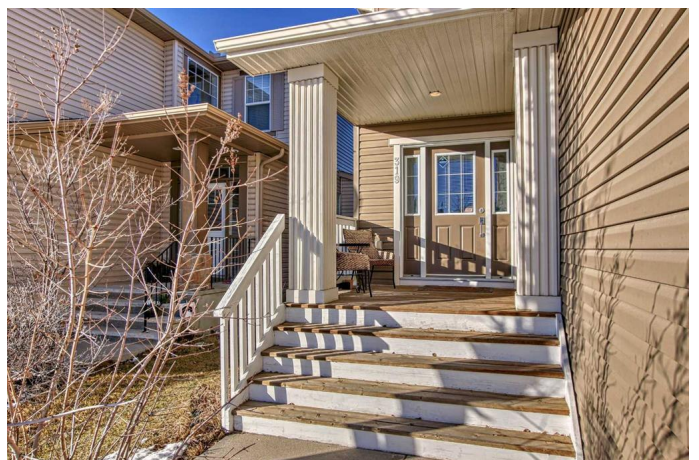
Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

*** Price Reduced for Quick Sale! *** Don't miss the rare opportunity to own this home featuring 2 MASTER BEDROOMS! The third bedroom upstairs is conveniently located next to the third full bathroom, offering an excellent layout that includes a bonus room with a vaulted ceiling. The primary master bedroom is also vaulted, impressively spacious, and boasts a generous 5-piece ensuite. All the upstairs bedrooms feature walk-in closets with built-in units.

The main floor leaves a stunning first impression with newly refinished hardwood floors throughout. The den/flex area near the front door can serve as a formal guest living, dining, or office space. Beyond the den, an open concept awaits, featuring a massive living-dining-kitchen combo. The kitchen is equipped with newer stainless steel appliances (refrigerator replaced in December 2023), plenty of cupboards, a central island with additional storage, and exquisite granite countertops. The generously sized living area includes a gas fireplace, while the roomy dining area boasts large windows for ample natural light and leads to a private, fenced backyard with a beautiful BBQ brick patio. Completing the main floor is an upgraded 2-piece washroom and a mud+laundry room (dryer replaced in December 2023).

The basement is built with an extra sound barrier/insulation and includes a bedroom, an office (convertible to another bedroom), a spacious living/rec area, a dry kitchen, and a



beautiful full bathroom. With nearly all the essentials for a basement suite, a potential secondary suite may generate extra income (note: a secondary suite would be subject to approval and permitting by the city/municipality). Additional features include central air conditioning, water softener, a gas line for a future gas stove (if needed), newer carpet (installed in 2021), a concrete sidewalk to the backyard, and more!

The double attached garage is extra spacious, and the longer driveway allows for four additional parking spaces or an RV. Enjoy extra privacy at the end of the cul-de-sac, while proximity to shopping malls, parks, playgrounds, schools, and other amenities makes this location highly desirable! Sound like your "home" - not just another house? Call your favourite realtor to book your private showing today!

Built in 2007

Essential Information

MLS® #	A2098508
Price	\$799,000
Sold Price	\$798,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,267
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	319 Royal Oak Heath Nw
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Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B6

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Oversized, RV Access/Parking

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 22nd, 2023
Date Sold	February 27th, 2024
Days on Market	70
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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