

\$849,000 - 44 Royal Oak Terrace Nw, Calgary

MLS® #A2102888

\$849,000

3 Bedroom, 3.00 Bathroom, 2,376 sqft

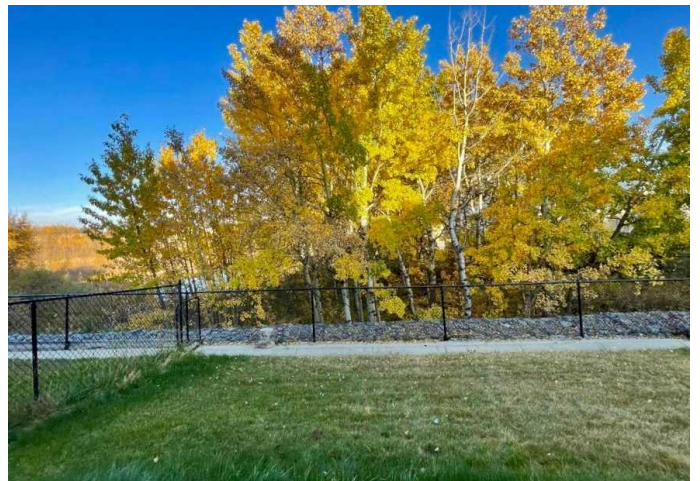
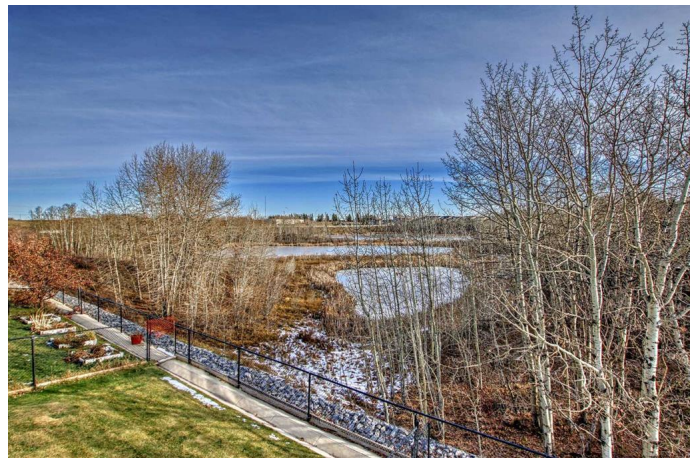
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

VIEWS OF THE POND AND RAVINE.

WALKOUT 2 Storey home, featuring a lovely front foyer that flows seamlessly with gleaming hardwood floors & ceramic tiles that grace the main level area. Spacious formal dining room and gorgeous chef's kitchen boast incredible stainless steel appliances with a gas stove, large kitchen island, and granite countertops. Stunning Maple cabinetry offers an abundance of storage space with a corner pantry. The eating nook area provides access to your balcony overlooking the scenic natural surroundings for you to enjoy. Spacious living room with gas fireplace, fantastic open floor plan encourages interaction and ideal for hosting and entertaining. The upper level of this home boasts 3 bedrooms with a 4pc bathroom and a fantastic primary retreat with a spacious walk-in closet, 5pc ensuite, twin vanities, a separate shower, and a soaker tub. Large windows showcasing those incredible views. 2 other great-sized bedrooms for the kids + a bonus room. The walkout basement provides direct access to the ultimate backyard, your oasis in the city. The basement features a versatile space that holds tremendous potential. This home has been owned by original owners and was built by Jayman Homes. With shopping and C-train only a few minutes away by car and Highly-Rated schools nearby.

Built in 2007



Essential Information

MLS® #	A2102888
Price	\$849,000
Sold Price	\$826,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,376
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Royal Oak Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
Waterfront	Pond

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Environmental Reserve, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2024
Date Sold	March 7th, 2024
Days on Market	45
Zoning	R-C2
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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