

\$1,399,000 - 170 Royal Oak Point Nw, Calgary

MLS® #A2105236

\$1,399,000

5 Bedroom, 3.00 Bathroom, 2,175 sqft

Residential on 0.19 Acres

Royal Oak, Calgary, Alberta

Beautiful and very well-maintained executive bungalow with excellent mountain views, on a private, oversized lot that sides onto a park and has south-facing yard with no neighbours directly behind. This spacious home, built by CedarGlen, offers over 4100 sq ft of developed living space with high quality finishing throughout, an oversized triple garage, and walkout basement. The main floor has a great floor plan including a spacious living room with built-in cabinetry, gas fireplace, coffered ceilings, and several windows looking out at the south-facing yard and deck. The nicely appointed kitchen offers stainless steel appliances including a gas cooktop and premium Wolf built-in wall oven and built-in microwave, island with seating, granite countertops, and walkthrough pantry with 2nd fridge. The dining area, with yard views, is located off of the kitchen and provides access to the nice large deck. There are 2 main floor bedrooms, including the primary suite with windows facing the private south yard, a 5 piece ensuite and roomy walk-in closet. The 2nd bedroom has a spacious closet (or could be used as a formal dining room/playroom/2nd office/piano room/gym). Office with built-in cabinetry, powder room, and mudroom with laundry complete the main floor. The fully finished walkout basement has over 2000 sq ft and features 3 additional bedrooms plus a flex room that is large enough to be a gym, hobby room or bedroom (no window) or can be



configured into a 4 piece bathroom with plumbing already roughed-in (hidden in wall). The family room has a gas fireplace, a wet bar with 2 beverage fridges, and an additional nook that is a great space for a games or playroom. In-floor radiant heat throughout the basement, central air conditioning for the home, on demand hot water, irrigation system, and gas line on the upper deck for your BBQ. Triple oversized attached garage with additional space for storage. You will enjoy the privacy, sunshine and solitude this property provides. Royal Oak, a family friendly community with great access to major roadways, schools and amenities.

Built in 2003

Essential Information

MLS® #	A2105236
Price	\$1,399,000
Sold Price	\$1,385,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,175
Acres	0.19
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	170 Royal Oak Point Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 5C6

Amenities

Amenities None
Parking Spaces 6
Parking Oversized, Triple Garage Attached

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating In Floor, Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Living Room, Mantle
Has Basement Yes
Basement Full, Walk-Out

Exterior

Exterior Features Awning(s), BBQ gas line, Private Yard
Lot Description Back Lane, Backs on to Park/Green Space, Few Trees
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 9th, 2024
Date Sold March 28th, 2024
Days on Market 48
Zoning R-C1
HOA Fees 220.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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