

\$625,000 - 91 Royal Oak Drive Nw, Calgary

MLS® #A2108069

\$625,000

4 Bedroom, 4.00 Bathroom, 1,383 sqft
Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Discover 91 Royal Oak Drive NW; a fully developed family home in one of Calgary's favourite family communities. Here's five things we love about this home (and we're sure you will too):

- ROOM TO LIVE:** This is a full-size home offering nearly 2000 SqFt of living space on three levels, 3 + 1 bedrooms, 3.5 bathrooms, and a fully developed basement. Upstairs find three well proportioned bedrooms, the primary is fully equipped with 4-piece ensuite, including soaking tub and large walk-in closet while the two other bedrooms share another 4-piece bathroom. The developed basement (developed by the builder) is ideal as a student refuge, media room or a comfortable guest quarter with a nice-size bedroom, 3-piece bathroom and wet bar.
- A FUNCTIONAL AND REFINED MAIN FLOOR:** Perfectly proportioned with 9' ceilings, brand new luxury vinyl plank flooring, a fresh coat of paint and full of natural light; this feels like home. The front living room easily accommodates your furnishings and is accented with an oversized window to bring in the Westerly sun. The kitchen has a ton of work/storage space with updated appliance package, dark-stained cupboards and granite counters while the dining nook overlooks the backyard.
- ALL THE EXTRAS:** From new flooring and 9' ceilings, and full-size detached garage and private backyard and an excellent location this home punches above its weight class.
- THAT BACKYARD:** With lot sizes trending



smaller and smaller in new neighbourhoods this home is a welcome relief. At 120+ feet deep there is plenty of room for not only the full-size garage but to kick a ball or enjoy morning coffee. 5. A CONVENIENT + FAMILY ORIENTED NEIGHBOURHOOD: Royal Oak is the epitome of Northwest Calgary living with homes to fit every family, lifestyle & budget. Residents enjoy many green spaces, parks, playgrounds, a community garden, pathway system and community hockey rink while walking distance (10 minutes) to schools; Royal Oak School (K-4) + William D Pratt (5-9). Along with enjoying the multitude of shopping, restaurants and services along Country Hills Boulevard and the amazing Shane Homes YMCA (the 2nd largest YMCA in North America). Commuting is a breeze with easy access to Crowchild & Stoney Trails + the Tuscany LRT station.

Built in 2010

Essential Information

MLS® #	A2108069
Price	\$625,000
Sold Price	\$637,200
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,383
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address 91 Royal Oak Drive Nw

Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 5th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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