

\$799,900 - 17 Royal Oak Landing Nw, Calgary

MLS® #A2110648

\$799,900

4 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.18 Acres

Royal Oak, Calgary, Alberta

Nestled on a sprawling lot, in a quiet cul-de-sac this custom-built home stands as a testament to meticulous craftsmanship and thoughtful design. THE HEAT IS ON!!! This home offers INFLOOR SLAB HEATING and a heated garage!! A grand entrance beckons you into this beautiful home youâ€™ll pass by convenient main floor office offering sophistication and functionality. And upon crossing the threshold, the interior unfolds with a seamless flow, revealing spacious rooms adorned with gorgeous walnut hardwood floors, stately stone facade to the rustic charm of wooden accents and a wall of windows letting in an abundance of natural light. The heart of this home is the gourmet kitchen, a culinary haven equipped with upgraded appliances, custom cabinetry, a walk in pantry and a generous island that doubles as a perfect gathering spot. The open-concept design ensures a natural progression from the kitchen to one of largest dining areaâ€™s you will find and living spaces all fostering an environment perfect for both intimate family moments and grand entertaining. Gleaming walnut hardwood floors staircase leads you to the upper floors unveiling a private study, a cozy library, or a versatile hideaway, becoming a sanctuary for reflection or an escape into seclusion. AND donâ€™t miss the discreet hidden room! This secret space adds an element of mystery and intrigue to the home! Spacious bedrooms, each boasting its own unique character and built in closets wont



disappoint. The primary suite, a lavish retreat, features a spa-like ensuite bathroom and massive closet with additional built in's. This home offers a fully finished basement, oversized family room, a bar area, an additional bedroom, a large bathroom and huge storage room. Spend countless hours, days months and years enjoying this massive southwest facing pie lot and 2 tier deck. Pride of ownership shows throughout. The roof and siding was replaced in 2013. Don't miss this one!

Built in 2006

Essential Information

MLS® #	A2110648
Price	\$799,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,032
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Royal Oak Landing Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, He

Interior

Interior Features	Bar, Built-in Features, Ceiling
	Smoking Home, Pantry, Stor
Appliances	Bar Fridge, Central Air C
	Control(s), Gas Range, Mic
	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

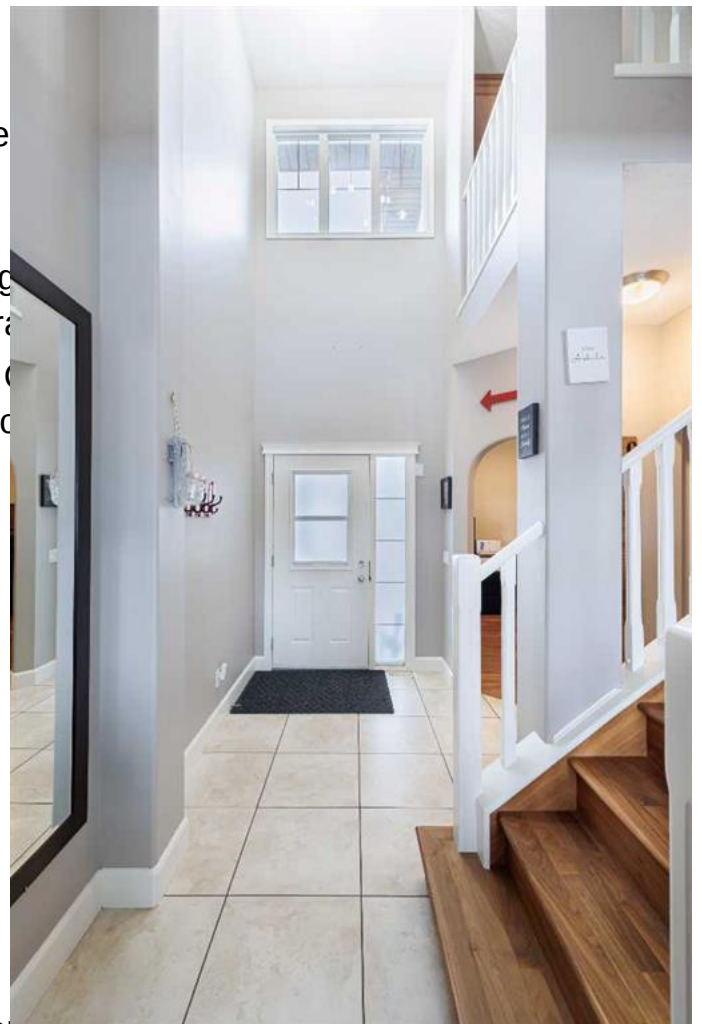
Exterior Features	Playground, Private Yard
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Pie
	Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 7th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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