

\$699,900 - 254 Royal Oak Court Nw, Calgary

MLS® #A2112460

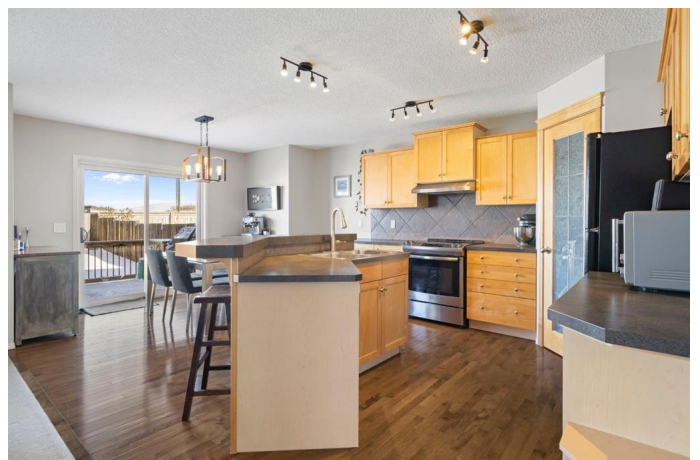
\$699,900

3 Bedroom, 4.00 Bathroom, 1,722 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Welcome to this meticulously maintained home nestled on a quiet cul-de-sac in the desirable community of Royal Oak. Boasting over 2000 SF of living space, this home features 4 bedrooms, 3.5 bathrooms, a sunny bonus room, air conditioning, a newly finished basement and a large backyard, making it perfect for a growing family. As you step inside, you'll be welcomed by a warm foyer that flows effortlessly into the open living room and kitchen, showcasing stunning hardwood floors. The expansive kitchen boasts ample cabinet and counter space, complete with an island featuring a raised breakfast bar and a convenient pantry. Recent updates such as a new stove with a hood fan and a Bosch dishwasher add modern convenience. Large windows flood the kitchen and living room with natural light. Adjacent to the kitchen is a dining room featuring a modern chandelier and built-in cabinetry, including a hutch with a mini-fridge for added convenience and storage. It seamlessly connects to the back deck, providing an ideal spot for outdoor gatherings. The sunny living room features a cozy gas fireplace, creating a relaxing retreat after a long day. Completing this level is an updated half bathroom with a new vanity and a laundry room. Upstairs, a bright and airy bonus room offers the perfect space for relaxation or family movie nights. The primary bedroom is a true retreat, featuring a walk-in closet and a generously sized ensuite bathroom with a luxurious deep soaker tub and a separate



walk-in shower. Two additional bedrooms and a full bathroom complete the upper level. The newly finished basement boasts stylish vinyl plank flooring that spans the entire area. This versatile space includes a spacious rec room, perfect for entertainment or relaxation. Additionally, you'll find a full bathroom with a luxurious soaker tub. The basement also features a bedroom with egress windows that can easily serve as an office, gym, or guest bedroom, offering flexibility to suit your needs. Ample storage space completes the basement, ensuring everything is neatly organized. This home also features air conditioning, ensuring your comfort during the warm summer months. The large backyard is featuring a deck and stone patio, ideal for outdoor entertaining or children's play. The Royal Oak community offers a family-friendly environment, with schools, parks, playgrounds, shopping and major roadways nearby. Don't miss out on the opportunity to make this amazing home yours! Contact your favorite realtor today to schedule a private viewing!

Built in 2004

Essential Information

MLS® #	A2112460
Price	\$699,900
Sold Price	\$710,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,722
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	254 Royal Oak Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 13th, 2024
Days on Market	6

Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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