

\$749,900 - 111 Royal Oak Mews Nw, Calgary

MLS® #A2115739

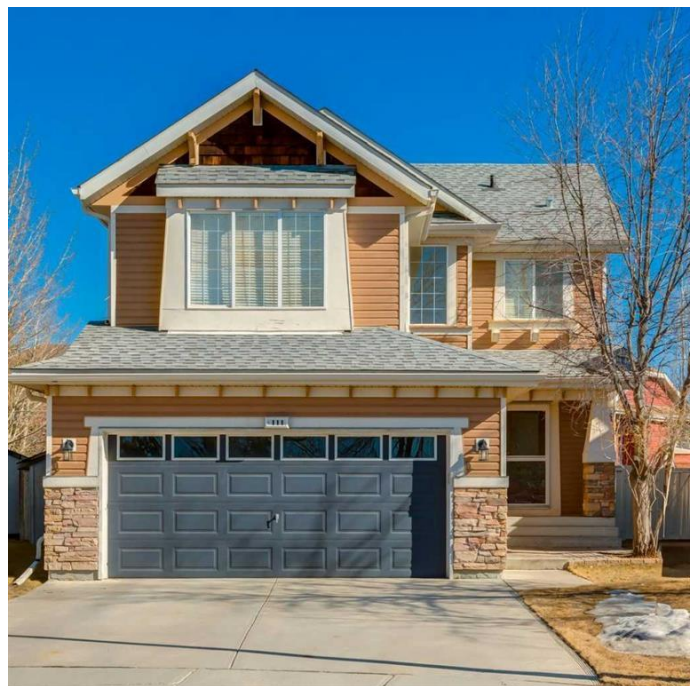
\$749,900

4 Bedroom, 4.00 Bathroom, 1,768 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Fully Renovated | Pie Shaped Lot | 4 Total Bedrooms | 3.5 Bathrooms | Welcome to this stunning fully renovated family home! Steps from Royal Oak School and William D Pratt School this residence occupies a prime position on a quiet enclave facing green space. On the main floor, a thoughtfully designed layout awaits with an open-concept space perfect for modern living. Flooded with natural light from oversized windows the main floor showcases luxury vinyl plank flooring throughout with a modern white kitchen with quartz countertops, 2 toned cabinets with soft close drawers, built in pantry, beverage fridge, floating shelves, subway tile backsplash and gas range equipped with the convenience of a pot filler. The dining area overlooks the backyard and the living room has a gas fireplace with wood mantle and tile surround. The main floor laundry and powder room complete the main floor. Upstairs there are three spacious bedrooms, a versatile bonus room with mountain/COP views and a master bedroom with large walk in closet. The ensuite, a 5-piece oasis, complements the additional 4-piece bathroom upstairs, conveniently serving all three bedrooms located on the upper level. Descend into the beautiful finished basement, where a wet bar and spacious media/family room await, providing additional living space for relaxation or entertainment. Completing this level is the 4th bedroom with walk in closet, another full bathroom and utility/storage room. Other



notable features include oversized double garage, shed, irrigation, new hot water tank in 2021 and the back fence has been planted with poppy seed flowers. This property is within walking distance to playgrounds, toboggan hill, and schools, making it an ideal location for families. It is also conveniently located near transit, shopping, YMCA and with quick access to Stoney Trail this home offers the perfect blend of functionality and comfort for your family's modern lifestyle. Check out the video in the media link or book a private showing today to experience this remarkable property firsthand.

Built in 2001

Essential Information

MLS® #	A2115739
Price	\$749,900
Sold Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,768
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	111 Royal Oak Mews Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Quartz Counters, See Remarks
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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