

\$799,900 - 157 Royal Oak Heath Nw, Calgary

MLS® #A2119420

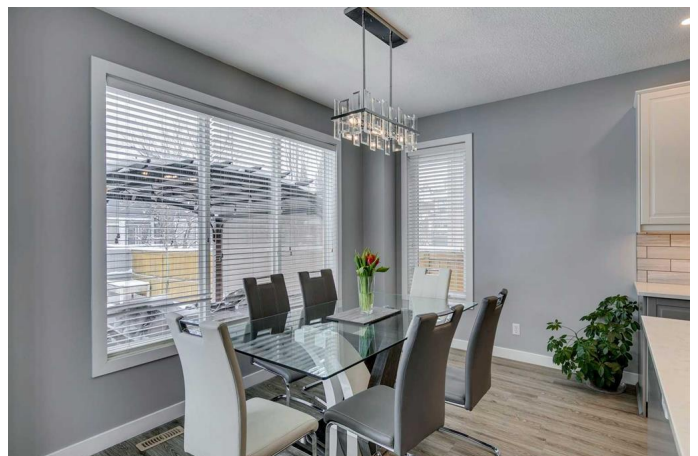
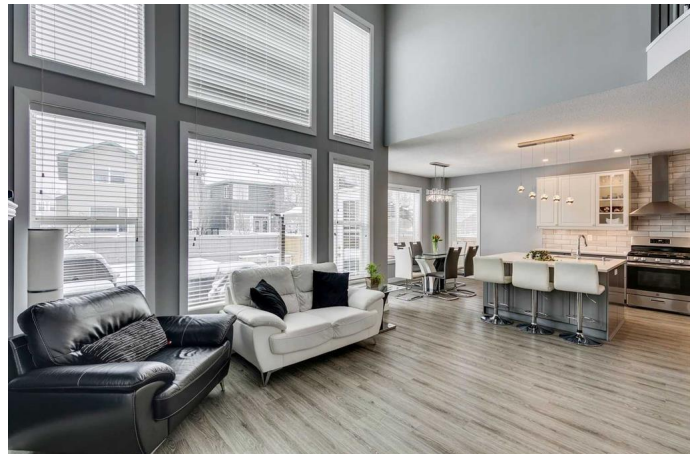
\$799,900

4 Bedroom, 4.00 Bathroom, 2,208 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning two storey home, located in the family friendly community of Royal Oak! Embracing an expansive open concept, it offers a generous living space of over 2200 square feet, and another 900 in the newly finished basement. From the moment you step inside, you are greeted by the fresh updates added to this well cared for home. As you walk past the main floor office, the space opens up to the two storey living area and newly renovated kitchen. The fresh and bright kitchen is equipped with loads of cabinets, new appliances, a convenient breakfast counter and dining area that provides access to a lovely, large deck with a pergola and hot tub area. The spacious living room features an cozy fireplace, an abundance of windows that flood the room with natural light, and an inviting family space. Additionally, the main level offers a den/formal dining room creating an ideal environment for work or hosting guests. The separate laundry area adds functionality and convenience to this level and the organization of a walkthrough pantry. As you head up to the second storey, you will discover a gorgeous balcony and open bonus room flooded with light overlooking the two storey living room. At the back of the home the views of the the large yard, a bright and generously sized master bedroom, ensuite and spacious walk in closet. The upper floor is completed with two well-appointed and oversized bedrooms and a 4-piece bathroom. The newly and fully developed basement adds



to the overall living space and includes a large entertainment area complete with projection TV, an additional bedroom and a 3-piece bathroom. The beautiful backyard is an ideal space for gathering with family and friends. Notably, numerous upgrades have been executed including NEW kitchen and appliances, flooring (carpets and LVP), paint throughout, deck, hot tub and full basement renovation. Roof done in 2018. This property enjoys an excellent location, with walking distance to schools, playgrounds, and most amenities a 5 minute drive away. Quick access to major routes such as Country Hills Blvd and Stoney Trail makes this home even more desirable. Book your private showing today!

Built in 2007

Essential Information

MLS® #	A2119420
Price	\$799,900
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,208
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	157 Royal Oak Heath Nw
Subdivision	Royal Oak
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 0B5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 8th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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