

\$725,000 - 37 Royal Oak Point Nw, Calgary

MLS® #A2120440

\$725,000

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

****COME JOIN US AT OUR OPEN HOUSE THIS FRIDAY APRIL 12 FROM 4-7PM AND SATURDAY APRIL 13 FROM 12-3PM**** This is the one you have been waiting for! A stunning fully finished bungalow on a large corner lot in a quiet cul-de-sac. With over 2400 sq ft of developed space this home shows 10/10 and exudes pride of ownership. As you walk up to the home you are greeted by a cozy front porch. Sleek tile flooring guides you into the open concept property with 9'-foot ceilings and large windows flooding the property with natural light. Updated kitchen with granite counters, maple cabinets, stainless steel appliances, tile mosaic backsplash, corner pantry, and center island with raised bar ledge. Open to the sunny dining nook with access door out the large deck in fully landscaped and fenced West facing backyard. Spacious living room with cozy tile faced gas fireplace and large picture window. Dream primary escape with rich hardwood flooring, walk in closet, and spa-like ensuite with deep soaker tub and remodeled 10mm glass shower. A convenient flex room on the main floor that is a great den, office or second bedroom. A 2-piece powder room and main floor laundry on the way to the garage complete the main floor. Fully finished basement with huge family room, games room, 3rd bedroom and adjoining remodeled 4-piece bathroom. A great space for entertaining, guests, or the grandkids to play! All this located on an oversized corner lot with mature landscaping and oversized double attached



garage! Prime location in sought after Royal Oak, steps to parks, schools, shopping, Bearspaw Golf Club, YMCA, the LRT and much more. Easy out to the mountains and quickly hop on Stoney or Crowchild Trail to get where you need to go in the City. Don't miss out on this one!

Built in 2002

Essential Information

MLS® #	A2120440
Price	\$725,000
Sold Price	\$750,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	37 Royal Oak Point Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5C5

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Oversized

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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 Yard
Lot Description	Corner Lot, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 15th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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