

\$984,000 - 22 Royal Oak Cove Nw, Calgary

MLS® #A2124327

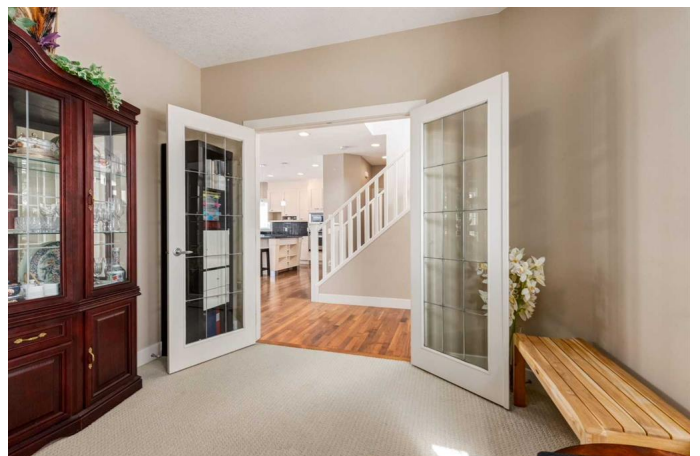
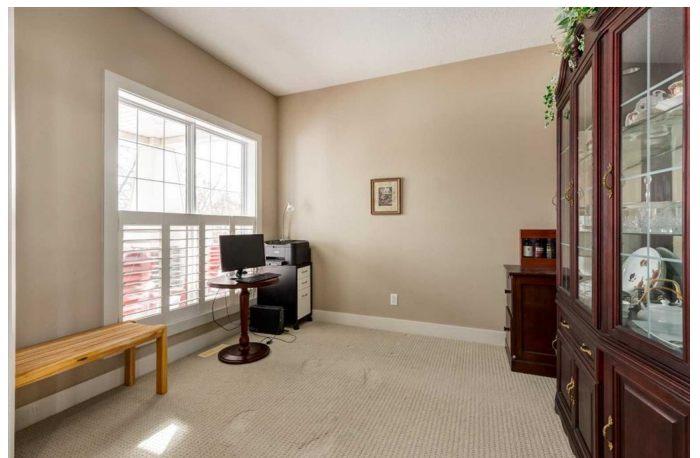
\$984,000

3 Bedroom, 4.00 Bathroom, 2,399 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Escape to your own private sanctuary with this stunning two-story, three-bedroom 4 bathroom house boasting breathtaking seasonal views. Whether it's the vibrant hues of spring, the lush greens of summer, the fiery foliage of fall, or the serene beauty of winter, you'll be captivated by the ever-changing vista visible from the main floor and expansive wrap-around deck. Step inside to discover an exquisite interior featuring a large bonus room flooded with morning sunlight. The spacious master bedroom beckons with its luxurious 5-piece ensuite bath. Need a space to focus and be productive? Look no further than the generously sized office perfect for the work-from-home professional. Descending to the walkout basement, indulge in the ultimate relaxation experience with an aromatherapy steam shower in the bathroom, allowing you to unwind and rejuvenate after a long day. Outside, the meticulously landscaped backyard leads to a picturesque pond, complete with an irrigation system for effortless maintenance. The oversized garage provides ample space, measuring a generous 24x24 feet. Cozy up on chilly evenings by one of the four fireplaces, creating a warm and inviting atmosphere throughout the home. Recent updates ensure peace of mind and modern convenience, including a new roof installed in 2017, fresh carpeting in the basement as of 2024, and upgrades to the water heater in 2022 and an electric cooktop stove in 2024. The community of Royal Oak



offers schools, shopping, and great access to the Stoney Trail Ring Road. Don't forget the world-class YMCA recreation center with ice rinks, swimming, gyms, and exercise areas that minutes away by car. Don't miss the opportunity to make this exquisite property your own private haven. Book your showing now before its too late.

Built in 2002

Essential Information

MLS® #	A2124327
Price	\$984,000
Sold Price	\$1,072,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,399
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Royal Oak Cove Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Creek/River/Stream/Pond, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 22nd, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bow Realty
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