

\$829,900 - 74 Royal Oak Heights Nw, Calgary

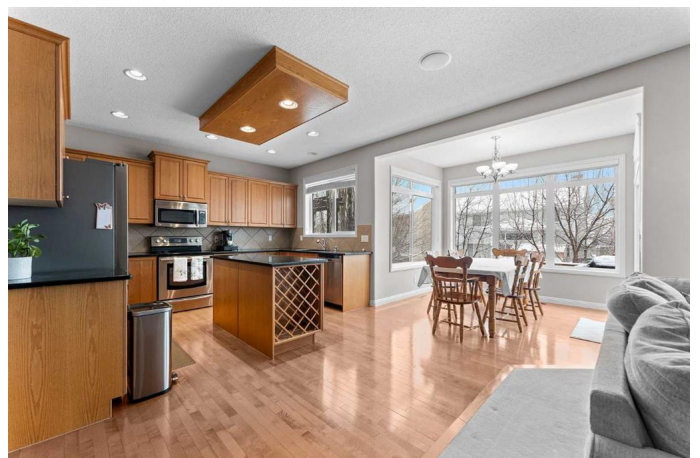
MLS® #A2127597

\$829,900

5 Bedroom, 4.00 Bathroom, 2,379 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to 74 Royal Oak Heights, where over 3300 square feet of luxury living meets functionality in this exceptional home. As you step inside, you will be greeted by an inviting atmosphere, highlighted by a stunning kitchen with granite covered center island. You will love the extra cabinetry and counter space of the butler station that comes complete with a large pantry, which is absolutely perfect for hosting gatherings. The adjacent formal dining room sets the stage for elegant dinners, while the sun-soaked eating nook provides the perfect spot for everyday meals. Relax and unwind in the living room, featuring an attractive wall of built-ins and a cozy fireplace. Upstairs, discover four bedrooms, including an impressive primary bedroom retreat. Pamper yourself in the oversized ensuite, complete with a luxurious jetted tub and a walk-in closet. Additionally, a bonus space awaits, offering possibilities as a home office or versatile lounge area. The professionally finished basement extends the living space and is perfect for entertainment, fitness, or relaxation. Enjoy the well-crafted bar area, a fifth bedroom, and a bathroom that is ready for the addition of a tub or shower. Not to be overlooked - air conditioning awesome for the upcoming hot summer days and a heated and drywalled garage great for the colder ones, and for added convenience there is a huge main floor laundry room. Outside, the features continue to impress with an oversized driveway, a matching shed for additional



storage, and a southern yard boasting a tiered deck and a charming stone patio area. Whether you are having a barbecue or enjoying a quiet evening this outdoor space is sure to delight. This address offers very easy access to nearby schools, shopping, transit and amenities all within the welcoming estate community of the Cascades of Royal Oak. You will be proud to call this property your home... seize the opportunity and schedule your showing this weekend!

Built in 2003

Essential Information

MLS® #	A2127597
Price	\$829,900
Sold Price	\$835,198
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,379
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5L8

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 3rd, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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