

\$700,000 - 176 Royal Oak Heights Nw, Calgary

MLS® #A2129325

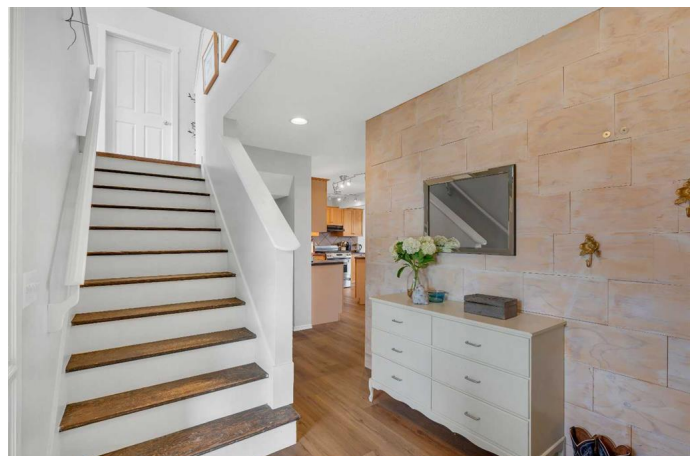
\$700,000

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Spacious 1,880 sq. ft. home in an unsurpassable location within this family-oriented community. Within walking distance to the Royal Oak School and the many amenities at the Royal Oak Shopping Centre. Mere minutes to the LRT Station providing easy access to downtown, U of C and beyond. After all that adventure come home to an inviting space that is both beautiful and functional. The open concept main floor has been designed with both style and function in mind and is the perfect layout for any busy family. A front flex room serves as a formal dining room or an open and airy home office. Culinary adventures are inspired in the well laid out kitchen featuring a gas stove, a smart fridge, a centre island with a raised breakfast bar and a corner pantry for extra storage. Adjacent to the breakfast nook leads to the back deck promoting a seamless indoor/outdoor lifestyle. The living room is great for entertaining with clear sightlines for unobstructed conversations and a cozy fireplace to unwind in front of. Gather in the upper level bonus room and enjoy downtime over an engaging movie or game night. At the end of the day retreat to the primary oasis, a true owner's sanctuary thanks to the large walk-in closet and a private 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. This level is completed by 2 additional bright bedrooms, a 4-piece main bathroom and a convenient upper level laundry room. The extremely large backyard



has ample space for kids to play, a dog run keeping your lawn looking its best and an expansive deck encouraging summer barbeques and time spent relaxing. All the gardens are perennial making them a low-maintenance addition to your landscaping and there is also a wonderful vegetable garden out back for an easy farm-to-table lifestyle. Outdoor enthusiasts and dog owners will love the extensive pathway system that winds around the environmentally sensitive wetland ponds and throughout the neighbourhood with spectacular mountain views. Simply an exceptional home in an unbeatable location!

Built in 2004

Essential Information

MLS® #	A2129325
Price	\$700,000
Sold Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	176 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 5V4

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Dog Run, Private Yard

Lot Description Back Yard, Dog Run Fenced In, Landscaped, Level

Roof Asphalt Shingle

Construction Cedar, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 6th, 2024

Date Sold May 21st, 2024

Days on Market 15

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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