

\$789,000 - 8 Royal Oak Terrace Nw, Calgary

MLS® #A2137180

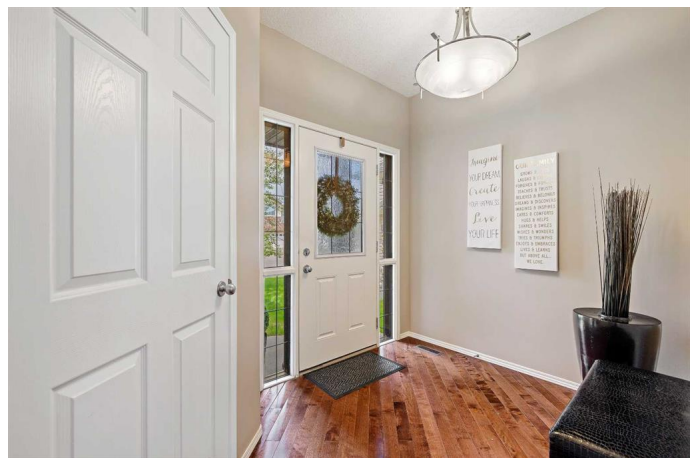
\$789,000

4 Bedroom, 3.00 Bathroom, 2,229 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this meticulously cared for home featuring a main floor den, 4 bedrooms plus a bonus room on the in the upper level in desirable Royal Oak. This family home boasts over 2200 sq ft of living space and many upgrades including A/C that allow you to just move right in and make this home yours! The main floor has stunning hardwood floors throughout most areas and is complemented by 9 foot ceilings with knockdown ceiling finish throught the home. Glass french doors lead to a private main floor office and an oversized mud room off the double attached garage includes a convenient built-in bench and large closet. The kitchen is the heart of this home with extended height maple cabinets, granite countertops, a large island with an eat-up bar, corner pantry and a spacious dining room with extra tall ceilings and lots of natural light. The spacious living room with a gas fireplace completes this level. Upstairs, the primary bedroom is generously sized with a walk-in closet, luxurious 5-piece ensuite including double sinks, soaker tub, a separate shower, and a private water closet for the toilet. The upper floor also features three additional good sized bedrooms and a central bonus room perfect for a family room, study, playroom, workout room or more. The upper level also features a good sized, sunny laundry room. The undeveloped basement presents you with potential to create a space according to your family's needs. The sunny south backyard with a deck and large shed are perfect for



gardening and entertaining. This home has great schools and parks within walking distance. Royal Oak is a vibrant, family oriented community with many conveniences nearby to maintain an active and carefree lifestyle. Centrally situated on a quiet street near walking paths, parks, The YMCA, and only a a 4 minute drive (15 minute walk) to a shopping centre with stores such as Sobey's, London Drugs, Walmart, and lots of dining options to chose from.

Built in 2006

Essential Information

MLS® #	A2137180
Price	\$789,000
Sold Price	\$789,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8 Royal Oak Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A5

Amenities

Amenities	Community Gardens
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 9th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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