

\$839,999 - 164 Royal Oak Terrace Nw, Calgary

MLS® #A2141036

\$839,999

4 Bedroom, 4.00 Bathroom, 1,903 sqft
Residential on 0.09 Acres

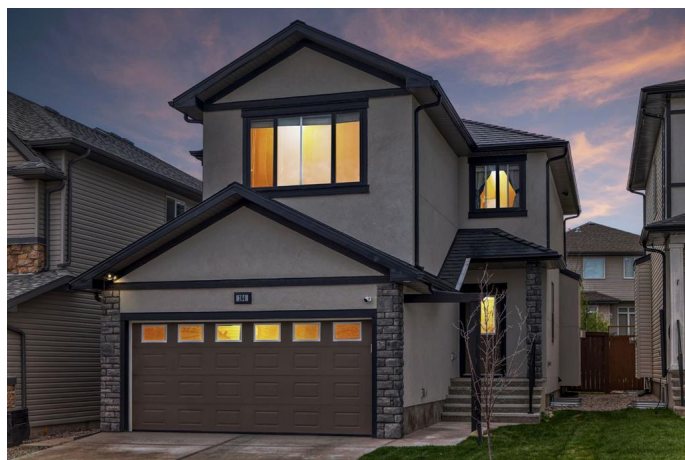
Royal Oak, Calgary, Alberta

Welcome to your rare opportunity to own a NEWER CUSTOM BUILT HOME (2021) in the esteemed, established community of Royal Oak! This stunning home boasts over 2,600 sq ft of meticulously crafted, developed living space, and seamlessly blends luxury, practicality, and opulence.

Step inside to an inviting foyer leading to a main floor office with barn door, setting the stage for productivity and inspiration. The spacious and open main floor plan is perfect for family gatherings and entertaining, and features luxury vinyl plank flooring, upgraded light fixtures, and built-in speakers. The heart of the home is the thoughtfully appointed kitchen—a chef's dream with upgraded appliances, an extended island with extra storage, full-height cabinetry with soft-close features, and quartz countertops. A walk-through pantry, laundry room with sink, and a sleek half bath completes the main floor.

Upstairs, retreat to a generous bonus room equipped with built-in surround sound speakers, along with two spacious secondary bedrooms and a main bathroom. The sumptuous primary suite boasts built-in speakers, a walk-through closet, and an upgraded 5-piece ensuite featuring a luxurious shower with rain shower head, wand, and massage jets.

The fully finished basement offers even more



space to unwind with additional built-in speakers, a spacious rec room with a convenient alcove, a fourth bedroom, and another full bathroom.

Outside of the home offers a garage with Polyaspartic Coated floor and stairs, and a spacious, treed yard perfect for enjoying the warmer days. Even better? Built in speakers are added bonuses in these areas as well!

Additional exterior upgrades include durable and visually striking stucco exterior and an aluminum roof, both of which will offer longevity and resilience against the test of time and elements throughout years and seasons. This home has too many additional upgrades to list including Bosch appliances, top-of-the-line Kinetico water treatment system, a security system, large shed with hardy board siding, and so much more! Be sure to ask your agent for a full list of upgrades available in the supplements. Royal Oak is a coveted family-oriented community featuring nearby schools, LRT station, Shane Homes YMCA, shopping, and easy access to the mountains and major roadways.

Lovingly maintained, thoughtfully and extensively upgraded, this rare opportunity awaits you! Welcome home.

Built in 2021

Essential Information

MLS® #	A2141036
Price	\$839,999
Sold Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,903
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	164 Royal Oak Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A6

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Street Lighting, Rectangular Lot
Roof	Metal
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024
Date Sold June 25th, 2024
Days on Market 12
Zoning R-C2
HOA Fees 216.00
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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