

\$809,900 - 34 Royal Oak Park Nw, Calgary

MLS® #A2141950

\$809,900

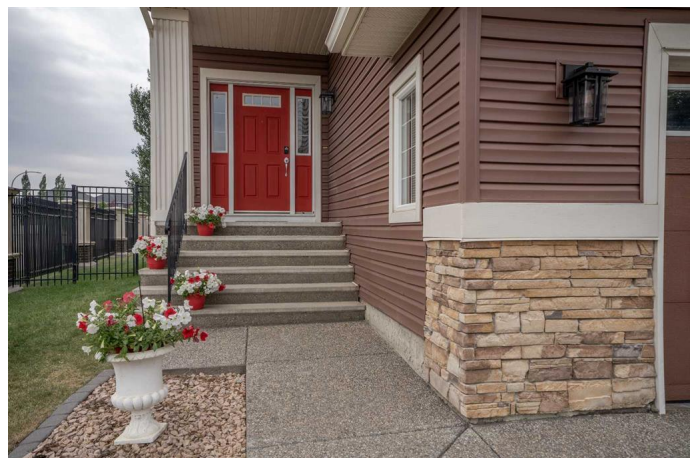
4 Bedroom, 4.00 Bathroom, 2,357 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to a rare opportunity to own a former show home by Sterling Homes, in the esteemed community of Royal Oak that is directly across from convenient park access!

This custom-built gem features 3+1 bedrooms and 4 bathrooms, offering over 3100 sq. ft of luxurious living space. Meticulously crafted, this home seamlessly blends luxury, and practicality, with sophisticated wrought iron railings, creating an executive ambiance throughout. The heart of the house is the chef's dream kitchen with upgraded stainless steel appliances, a center island for extra storage, full-height maple cabinetry with soft-close features, and elegant quartz countertops. Central air conditioning ensures comfort during heat waves. A spacious formal dining room with built-in cabinetry complements the kitchen. The living room is cozy and inviting, featuring a warm fireplace for chilly evenings. This home exudes modern charm and was recently upgraded with fresh paint, new light fixtures, high-end laminate flooring, plush carpet, a main floor laundry room, and a 2 pc powder room. Enjoy abundant natural light throughout the day in the east-facing backyard with oversized windows. Upstairs, a generously sized bonus room boasts vaulted ceilings, and skylights, an ideal space for entertainment or play. Bedrooms are privately situated, including a spacious primary bedroom with a walk-in closet and an ensuite featuring dual sinks, a jetted tub, and a separate shower. Two



additional bedrooms with a full bathroom that complete this level. The fully developed basement adds valuable living space with a spacious family room, an extra bedroom with a walk-in closet, a 4-piece bathroom, and a storage room. This home's corner lot location includes an OVERSIDED attached garage with ample street parking. Its prime location near major roads like Stoney Trail and Crowchild Trail, the C-train station, Rocky Ridge YMCA, and top-rated schools adds to its appeal. Nearby amenities such as Walmart, restaurants, and coffee shops ensure convenience. Don't miss out on the opportunity to view this exceptional property that perfectly balances style, comfort, and functionality for your family's lifestyle.

Built in 2006

Essential Information

MLS® #	A2141950
Price	\$809,900
Sold Price	\$856,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Royal Oak Park Nw
Subdivision	Royal Oak
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 0A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street

Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 1st, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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