

\$795,000 - 50 Royal Oak Drive Nw, Calgary

MLS® #A2145910

\$795,000

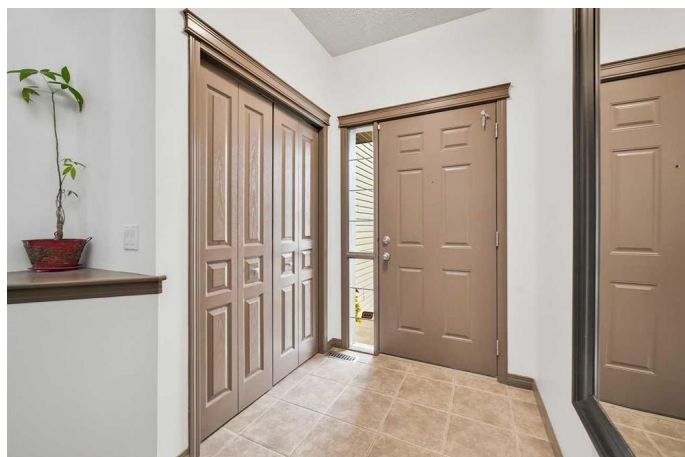
4 Bedroom, 4.00 Bathroom, 2,165 sqft

Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

| OPEN HOUSE: Saturday July 6th 11AM-1PM

| A truly remarkable blend of style, design + character in this beautiful 2-Storey home with SOUTHWEST facing backyard + MOUNTAIN VIEWS in ROYAL OAK! Walking distance to Royal Oak Park, schools, shopping, public transit + YMCA Recreation Centre. Great family home boasting over 3078 sqft of fully developed living space with 4 Bedrooms, 2/2 Baths + FULLY FINISHED basement. Welcoming foyer with vaulted ceiling leads to OPEN main floor featuring 9 ft ceilings, spacious living + dining area leading to SOUTHWEST facing backyard, open to MASSIVE kitchen with NEW stainless steel appliances + large granite island with walk-through pantry to garage. Laundry + powder room completes the main level. The upper level features an expansive primary bedroom boasting a 5 pc ensuite with soaker tub, shower, dual vanities, sitting area + large walk-in closet. 3 additional spacious bedrooms, a good size office/flex space + 4 pc bath. Fully developed lower level features a Den/Rec room, Flex room/Gym that can easily be converted to another bedroom + 2 pc bath. Additional upgrades and features: painted walls through-out, huge front yard, BRAND NEW Electric Stove & Dishwasher (2024) + newer Refrigerator (2021). Just steps away from YMCA, shopping, public transit, restaurants + k-6 schools (Royal Oak School & William D Pratt). Easy access to Stoney Trail, Crowchild and 12 Mile Coulee. Exceptional



Property.

Built in 2004

Essential Information

MLS® #	A2145910
Price	\$795,000
Sold Price	\$788,500
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,165
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	50 Royal Oak Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 4th, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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