

\$629,900 - 119 Royal Oak Drive Nw, Calgary

MLS® #A2162527

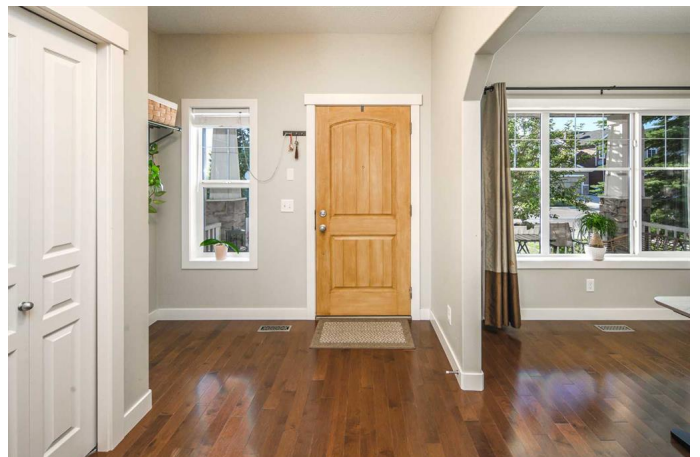
\$629,900

4 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Experience this stunning four-bedroom plus den in main floor residence in the prestigious community of Royal Oak through our 3D tour! The home has a welcoming front porch and hardwood flooring throughout the 9 feet high ceiling main level. Thanks to large picture windows in the office and kitchen, the home is filled with natural light, creating a bright and airy atmosphere. The kitchen is a chef's dream with granite countertops, hardwood cabinetry, a new dishwasher, a raised breakfast bar, and a walk-in pantry. Air conditioning ensures year-round comfort. The upper level boasts a generously sized primary suite, a luxurious 5-piece ensuite with a double vanity, and a walk-in closet. Two additional bedrooms, a full bathroom, and a laundry room complete this level. The fully finished basement offers extra living space with a large family room, a wet bar, a wine refrigerator, perfect for gatherings, a spacious bedroom with a walk-in closet, a 4-piece bathroom, and additional storage. Step out into the sunny backyard, which is fully fenced, landscaped, and well-maintained. A patio leads to the garage. It is conveniently located close to all amenities! This home is situated on a quiet street with great neighbours and is within walking distance of grocery stores, coffee shops, restaurants, and parks. It's just a 900-meter walk to elementary schools and less than a 5-minute drive to junior high and high schools. The Crowfoot YMCA is only 10 minutes away. A 20-minute drive away to downtown, and



CrossIron Mills, offering various entertainment options, is just 15 minutes away. Enjoy quick access to major highways. Book your private showing today, and welcome home!

Built in 2010

Essential Information

MLS® #	A2162527
Price	\$629,900
Sold Price	\$662,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,681
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	119 Royal Oak Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 11th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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