

# \$849,900 - 311 Royal Oak Circle Nw, Calgary

MLS® #A2163176

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,623 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

This elegant, fully finished 4 bedroom home is the epitome of sophisticated living, located in one of the sought after NW communities of Royal Oak. This home boasts a timeless architectural design that blends classic charm with modern luxury, creating a perfect retreat for families or professionals seeking comfort, style, and convenience. As you approach, you are greeted by a beautifully manicured front yard, with lush greenery and a carefully landscaped pathway leading to a private entrance. Large windows allow natural light to flood the interior of this home and create a softness to the living space. Step inside, and you are welcomed by a spacious, light-filled foyer with high ceilings and elegant hardwood floors that extend throughout the main level. The open-concept design creates a seamless flow between the living spaces, perfect for entertaining and day-to-day family living. The living room is a masterpiece of design, featuring a cozy gas fireplace with a stone surround, custom built-ins, and large windows that provide an abundance of natural light. The space exudes warmth and elegance, offering the perfect spot for both intimate gatherings and larger social occasions. Adjacent to the living room, the gourmet kitchen is a chef's dream. It is fully equipped with newer upgraded stainless steel appliances, custom cabinetry, granite countertops, and a spacious island with seating for casual dining. A large pantry offers additional storage, while the adjacent breakfast nook surrounded by



massive windows provides an inviting space for informal meals and steps to an expansive deck and landscaped backyard. The home offers 4 generously sized bedrooms, each designed with comfort and privacy in mind. The primary suite is a true retreat, complete with a large walk-in closet and a luxurious en-suite bathroom featuring double vanities with granite countertops, a soaking tub, and a separate glass-enclosed shower, all finished with premium fixtures and elegant tile work. The two additional bedrooms on the upper floor are equally well-appointed, sharing access to a beautifully designed full bathroom with modern finishes. And don't miss the bonus room! A fully finished basement provides additional living space, built in's, fireplace and offers endless possibilities. Whether you envision a home theater, a game room, or a fitness area, this expansive space can be tailored to your lifestyle. The basement also features a 3 piece bathroom, the 4th bedroom and additional storage area. The home also includes an oversized attached two-car garage, providing convenience and additional storage space. Located a friendly well maintained community, this home offers access to exceptional schools, parks, a variety of recreational facilities, shopping, dining, entertainment and easy access to major highways and public transportation. Also of note: new roof 2013, furnace 2020, deck 2021, fridge 2023, dishwasher 2024, garage door, opener & hardware 2023 and much more !!

Built in 2004

### **Essential Information**

MLS® #	A2163176
Price	\$849,900
Sold Price	\$880,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,623
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	311 Royal Oak Circle Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5L9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Oversized

### **Interior**

Interior Features	French Door, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
-------------------	------------

Lot Description	Lawn, Garden, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 6th, 2024
Date Sold	September 18th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.