

\$775,000 - 96 Royal Oak Manor Nw, Calgary

MLS® #A2165923

\$775,000

4 Bedroom, 4.00 Bathroom, 1,990 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this beautiful 2-storey home in the family-friendly community of Royal Oak! Nestled in a quiet neighbourhood, it features a finished walk-out basement and is within walking distance to schools, shopping centers, and transit. As you step inside, you're greeted by 9-foot ceilings, an open floor plan, and classic hardwood flooring. The spacious living room boasts a cozy gas fireplace and a large southeast-facing window that floods the space with natural light.

Upstairs, you'll find the master retreat, complete with a 5-piece en-suite that includes a luxurious soaker tub, a stand-up shower, and a large walk-in closet. There's also a bonus room with northwest-facing views and two more generously sized bedrooms. The walk-out basement offers extra living space designed for relaxation and entertainment, including a fourth bedroom and a 4-piece bathroom.

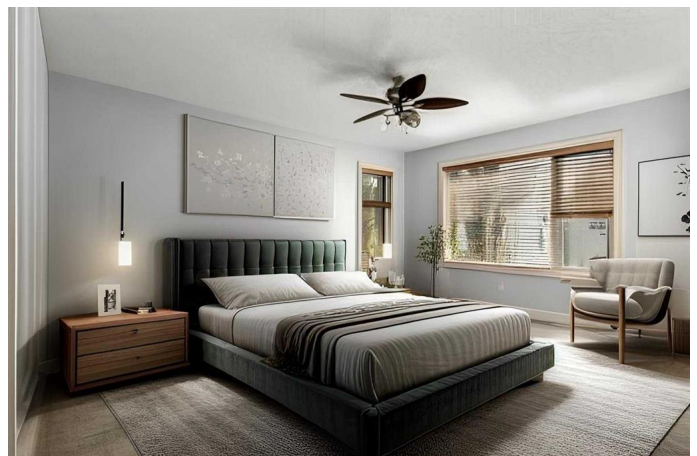
This home is conveniently located near parks, schools, shopping centers, and the YMCA, and offers quick access to major routes. Water Tank (2021), Dishwasher (2024)

Built in 2008

Essential Information

MLS® # A2165923

Price \$775,000



Sold Price	\$760,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,990
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	96 Royal Oak Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Front Drive

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Other
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Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	December 3rd, 2024
Days on Market	75
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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