



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36 Royal Oak Lane NW
Calgary, Alberta

MLS # A2230860



\$524,800

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,403 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 423
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

This pristine executive-style townhome is perfect for the discerning buyer—just move in! END UNIT | 2-CAR ATTACHED GARAGE | AMPLE PARKING | STUNNING VIEWS! | FULLY FINISHED. Featuring a wonderful design and layout, this is the best model and location in the complex. The extra-large great room boasts soaring two-story ceilings, patio doors leading to a fenced yard, and a cozy gas fireplace. The open-concept kitchen and nook area come equipped with upgraded appliances, stylish tile floors, and fixtures, all while offering views of the park and playground. It’s ideal for entertaining, with shaker-style wood cabinets, a spacious pantry, and easy access to the deck—perfect for BBQs! Additional highlights include main floor laundry, an oversized master bedroom, gleaming hardwood floors, and a finished lower-level family room with built-in wall units. Custom storage organizers are in all closets, and the mature landscaping with numerous trees enhances the beauty of this amazing complex. Conveniently located near transit, shopping, schools, parks, and Stoney Trail!