



**GRASSROOTS**  
REALTY GROUP

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**160 Royal Oak Heights NW**  
**Calgary, Alberta**

**MLS # A2239625**



**\$795,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SUN. AUG 17 1:00 - 3:30 PM ..... Thank you in advance for viewing this Royal Oak feature home. This property is in the heart of Royal Oak and has so many great features with many amenities near by. One is the larger lots with no home near on your East side with right of way. Inclusions are: the modern kitchen with an eat on island and timeless granite counter tops. Nearby is a great eating nook for you to enjoy your morning coffee while reading your emails. You will love the bright open spacious floor plan with tall ceilings and larger transom windows letting in plenty of sunlight. The Main floor Includes a family room, laundry room and half bath, --- need separate Dining Area - go it. Need storage between kitchen and dining room is a breakfast/coffee bar and large Walk in pantry. Go upstairs to see a large sized bonus room for office or play area overlooking front entrance, 3 good sized bedrooms, 2 bathrooms including the master with a soaker tub & shower which includes a walk in closet. The lower level has a huge Games/Family room for the kids to enjoy, along with the 4th bedroom & spacious 4 pc bathroom with another tub/shower. Walk to schools , the YMCA, parks and playgrounds , shopping & amenities. A true gem in Royal Oak. Call to book a viewing today.