



GRASSROOTS
REALTY GROUP

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218 Royal Oak Mews NW
Calgary, Alberta

MLS # A2240261



\$876,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, See Remarks, Street Lighting, Triangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Executive Luxury in Royal Oak | Quiet Cul-De-Sac | Custom-Built Showpiece Welcome to this extraordinary executive home nestled in a quiet cul-de-sac in the prestigious and family-friendly community of Royal Oak. Proudly offered for the first time by the original owners, this meticulously maintained, custom-built masterpiece showcases over 3,387 sq ft of developed living space and reflects true pride of ownership throughout. Crafted with exceptional attention to detail and no expense spared, this home features rich maple hardwood flooring across the main level and a striking three-way fireplace with custom maple surround and 3cm granite skirting. The chef-inspired kitchen is a culinary dream, equipped with a commercial-grade Sub-Zero fridge, Ultraline gas range and hood, Bosch 800 series dishwasher, 3cm granite countertops, elegant custom maple cabinetry, and a walk-through pantry with solid wood shelving—blending luxury with everyday functionality. The expansive primary retreat offers serene backyard views, a large walk-in closet, and a spa-inspired 5-piece ensuite. All bathrooms showcase European faucets and custom maple vanities, elevating the overall feel of sophistication and comfort. Designed for entertaining and comfort, this home includes in-ceiling B&W speakers (6 zones, 4 audio sources) powered by a Russound amplifier, triple-pane metal-clad windows for efficiency and quiet, spantex knockdown ceilings on all three levels, and in-floor radiant heating in the basement. Additional highlights include two furnaces, two hot water tanks, a central vacuum system with six inlet valves, rough-in for air conditioning, a make-up air exchange unit, and an insulated double garage. Step outside and be transported to your private backyard oasis—complete with a tranquil pond and fountain, patio, deck, shed, and one

of the largest, lushest lots in the area with ample greenspace for play, gardening, or hosting. All of this is ideally located just moments from schools, shopping, the Shane Homes YMCA, Stoney Trail, walking paths, and every convenience Royal Oak has to offer. This is not just a home—it's a refined lifestyle. A rare offering like this won't last. Book your private viewing today!