



**206 Royal Oak Bay NW
Calgary, Alberta**

MLS # A2243357



\$739,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,681 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry		

Inclusions: Garden beds, window coverings, rain barrels, swale covers, range hood, bar stove, tire racks

This tastefully renovated home is located in a quiet cul-de-sac in the family-oriented community of Royal Oak, within walking distance of the Rocky Ridge YMCA, grocery stores, banking, and schools. This property features modern design including 3 bedrooms, 3.5 bathrooms, a fully developed basement and a 2-car attached garage. The exterior is vinyl with stone and fibre-cement accents, and the home features a new roof (2024) with Class 4 hail impact rated shingles, a hot water tank (2017), furnace (2016; serviced regularly), and air conditioning. Garden lovers will appreciate the back yard, with its custom stamped concrete edging, fruit trees and two self-watering garden beds. A natural gas BBQ hookup adorns the spacious stamped concrete and exposed aggregate patio area. The open-concept main floor is naturally bright, with custom cabinetry and pull-out soft-close drawers, a pantry, sliding patio doors to the back yard, and a brick fireplace. The upper level features a bonus room, laundry area, a huge master bedroom with a 5-piece ensuite with in-floor heating, a walk-in closet with built-in shelving and drawers, two additional bedrooms and a second bath. The fully finished basement offers flexibility as another bedroom, bonus room, or a recreation spot, with a bar area and 4-piece bathroom with in-floor heating. This property has an efficient layout and modern upgrades.