

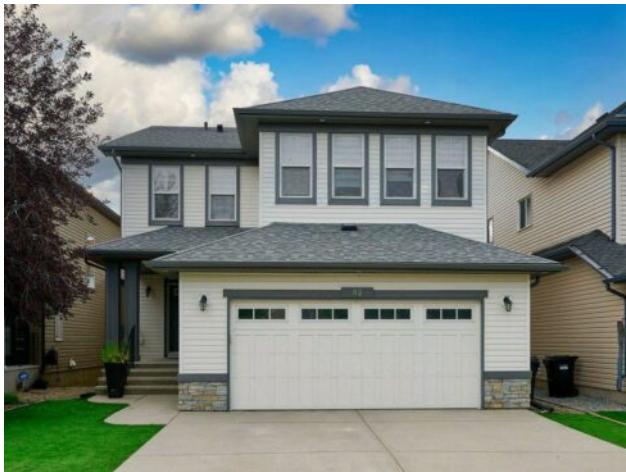


GRASSROOTS
REALTY GROUP

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92 Royal Oak Manor NW
Calgary, Alberta

MLS # A2250710



\$948,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,655 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ins		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Garage heater, NEST, Doorbell/Cameras		

NEW Price! Welcome to this Royal Oak beautifully upgraded and meticulously maintained 2-storey gem, offering 2,654 sqft of refined living space above grade. Thoughtfully redesigned with high-end finishes and functional elegance, this home is move-in ready. Perfectly tailored for growing families and entertainers alike! Some highlights include: • 4 spacious bedrooms upstairs + bonus room – perfect for family relaxation or a media space • 2.5 luxurious bathrooms, featuring under-vanity lighting, cabinetry with custom interior storage • Private dining room with wood feature wall adding a warm designer touch, soaring ceilings and refinished hardwood floors throughout the main level • dedicated main floor office with custom wall/built-ins and monitor stand • chef-inspired kitchen with exquisite cabinetry, peninsula with quartz top, custom built-in storage, tech shelf, sunny breakfast nook and high-end stainless appliances • oversized, heated double ATT garage with interior access through a fully custom boot room • upper-level laundry room conveniently connected to the primary bedroom • lutron smart lighting inside/outside, custom window blinds, and striking wood feature wall. The wide-open basement awaits your personal touch, boasting high ceilings, two high-efficiency furnaces, a tankless water heater, and ample storage space. Enjoy outdoor living with a sunny south-facing backyard, covered deck, and gas line for bbq— all nestled within a mature, tree-lined yard offering privacy and serenity. Don’t miss your chance to own this rare, turnkey property where no detail has been overlooked! Situated steps from parks, pathways, top-rated schools, shopping, restaurants, and transit. Quick access to Stoney Trail and Crowchild Trail (Hwy 1A) ensures seamless connectivity throughout the City. Book your showing today, fall in

love and move right in!