



GRASSROOTS
REALTY GROUP

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**432 Royal Oak Circle NW
Calgary, Alberta**

MLS # A2257362



\$790,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, R		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: Shed storage on the side of the house, Gazebo As-is, Central Vacuum As-is,

Notable features of this home include: Backing onto Walking Paths, Fresh Paint, Air conditioning, Irrigation system, Insulated garage, Gas line for BBQ, Gazebo. This stunning 2-storey home is ideally located in the highly desirable Royal Oak community, showcasing 4 bedrooms, 3.5 bathrooms, a fully finished basement, and and backs onto green space. Step into the bright and welcoming main floor featuring hardwood floors and an open-concept layout. The spacious living room includes a cozy gas fireplace, while the west-facing backyard offers beautiful decking and a serene, park-like setting—perfect for relaxing or entertaining. Upstairs, you’ll find a primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement offers even more living space with a 3-piece bathroom, a wet bar, a recreation area, and an additional bedroom. This home is just minutes from Schools, shopping, restaurants, playgrounds, YMCA and more.