



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

218 Royal Bay NW
Calgary, Alberta

MLS # A2259377



\$988,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,539 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE this SAT, Sep 27th at 2-4PM**** Welcome to this meticulously maintained home with charming exterior curb appeal, perfectly situated in a quiet cul-de-sac with one side adjacent to a playground (no neighbour on this side) in Royal Oak Estate. This 4+1 Bedroom, 3.5 Bath residence offers over 3,400 sq. ft. of developed living space, combining elegance with functionality—ideal for a growing family. The main floor greets you with 9-ft ceilings and gleaming hardwood flooring throughout. On your right, a sunny south-facing Den features French doors, a bay window, and built-in bookshelves, complemented by a two-sided gas fireplace shared with the formal Dining Room. The open-concept design seamlessly connects the well-appointed Kitchen, Breakfast Nook, and Living Room. The Kitchen boasts a central island with a raised eating bar, stainless steel appliances—including an electric cooktop, wall oven, and microwave—and a window overlooking the beautifully landscaped backyard. The Living Room features a gas fireplace and built-in shelves, with built-in ceiling speakers extending into the Dining Room. A convenient Powder Room and Laundry Room with sink complete this level. Step outside to the expansive deck, complete with four built-in benches, perfect for hosting BBQ gatherings. On the upper level, the large Primary Bedroom has a seating area that is great for your retreat and relax before bedtime, a generous walk-in closet, and a luxurious 5-piece Ensuite with double vanity and jetted tub. Three additional generous Bedrooms share a 4-piece Bathroom. The fully finished Basement adds versatile living space, including a large Recreation Room, a Bedroom with walk-in closet, and a 3-piece Bathroom. Additional features include dual furnaces for efficient heating, a double attached garage with higher ceilings for extra storage,

and recent upgrades such as hardwood flooring (2021), appliances (2022), and a hot water tank (2018). Located in the vibrant Royal Oak community, this home is just minutes from the Tuscany C-Train Station, providing easy access to downtown Calgary. Top-rated schools, parks, shopping centers, and recreational facilities are all within close reach, making daily life convenient. With nearby pathways and green spaces, residents can enjoy both accessibility and a serene, family-friendly environment.