



GRASSROOTS
REALTY GROUP

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168 Royal Oak Terrace NW
Calgary, Alberta

MLS # A2262301



\$699,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

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

Inclusions: TV mount in the Primary Bedroom, Security System

Featuring a west facing backyard perfect for soaking up the evening sun, this home offers the ideal blend of comfort, updates, and location. Enjoy outdoor living on the low-maintenance composite deck, perfect for BBQs and entertaining. Recent upgrades provide peace of mind, including a new roof (2014/2015), hot water tank (2019), and furnace & air conditioning (2022) all of the big-ticket items taken care of! Inside, you'll find a bright and functional layout with plenty of space for family living. There was a fire in 2020 in the neighbouring houses. Because of this, there were New Floors, New Paint, and New Insulation installed throughout the house in 2021 when it was remediated by the Insurance Company. A Pre-sale House Inspection was completed to verify NO issues with house post fire. The double attached garage and ample street parking ensure there's room for everyone. This home is in an unbeatable location as it's just a 5-minute drive to the Tuscany C-Train Station, and only minutes to Stoney Trail and Crowchild Trail for easy commuting. Families will love being within walking distance to both the elementary and middle schools, and just a 4-minute drive (or 15-minute walk) to the Rocky Ridge YMCA, offering fitness, recreation, and community programs for all ages. This Royal Oak gem combines lifestyle, location, and thoughtful updates so don't miss your chance to make it yours. Call your Favourite REALTOR® today to book your private viewing!