



GRASSROOTS
REALTY GROUP

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

100 Royal Oak Terrace NW
Calgary, Alberta

MLS # A2271143



\$843,500

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Environmental Reserve, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Golf green in backyard, backyard firepit.
--------------------	---

Welcome to this beautifully maintained two-storey home in the Cascades of Royal Oak, offering the perfect blend of comfort, convenience, and natural surroundings. Fully finished from top to bottom, this spacious residence features a walkout basement and enjoys the rare advantage of backing directly onto an environmental reserve, providing serene views and outstanding privacy. Inside, you'll find a warm and inviting living space highlighted by refinished hardwood floors, 9' ceilings, and an updated kitchen complete with quartz countertops, a center island with breakfast bar, and a corner pantry—ideal for everyday living and entertaining. With 4 bedrooms, 3 full bathrooms, and approximately 2,428 sq ft of total living space, this home offers excellent flexibility for families, guests, or home office needs. The bright walkout basement features large windows, a comfortable recreation area, an additional bedroom, and plenty of natural light, making it a fantastic extension of your living space. Perfectly situated close to schools, shopping, restaurants, and the NW YMCA, this home provides exceptional walkability and day-to-day convenience. Outdoor enthusiasts will appreciate the easy access to Stoney Trail and the Rocky Mountains—ideal for weekend adventures. A rare opportunity to own a move-in ready home in a sought-after Royal Oak location with nature at your doorstep.