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100 Royal Oak Terrace NW Calgary, Alberta

MLS # A2271143



\$843,500

Division: Royal Oak Residential/House Type: Style: 2 Storey Size: 1,840 sq.ft. Age: 2006 (19 yrs old) **Beds:** 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: Sewer: Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Vinyl Siding, Wood Frame 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.