



GRASSROOTS
REALTY GROUP

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

MLS # A2271740



\$799,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Hot Tub

Welcome to highly sought after Royal Oak with this Original Owner 2 Storey Jayman built executive home that beams Pride of Ownership! You will be walking distance to Royal Oak Elementary School and William D. Pratt Middle School, along with parks and playgrounds! An outdoor skating rink across the street! With 2,979 square feet developed, 3 bedrooms up with a 4th down, and 3 1/2 total bathrooms. The main floor has Brand New Engineered Hardwood installed, and a fabulous layout for the family to spend most of their time together! Southwest Backing with Large Windows that provide loads of sunshine into your living room, dining area and Gourmet Kitchen. Don't worry, you also have Central Air Conditioning! The extra long eating bar sets the theme for family time and entertaining! The dining area provides space for that extra long table so that everyone will come over for those special dinners and get together. No shortage of kitchen drawers or counter space, plus a walk through pantry and laundry area. The upper level has all three larger bedrooms, plus a loft/office area. The ensuite spa features double vanity sinks, large soaker tub and separate shower with two sitting benches, plus an enclosed water closet! And be inspired with a walk in closet that is actually huge, with a central dresser and plenty of room for two! The lower level was recently developed with permit, and provides a fourth bedroom, roomy full bathroom with a spacious standup shower, and open media/games area with wet bar and bar fridge. One of the larger lots in this area, with 5,242 square feet, and the SW backing fenced play zone. Full Width 27'x21' Deck and Patio, with the Hot Tub included, and plenty of yard space for the trampoline and pool set up. Newer Furnace and New Hot Water Tank recently installed. The oversized double attached garage measures 24' wide by 23'11" in

length! Be sure to look inside when viewing. Royal Oak has amenities galore like the Shane Homes YMCA, Transit, Quick Access to the C-Train, Stoney Trail, Shopping, Restaurants, and Much More! Come take a look!