



**GRASSROOTS**  
REALTY GROUP

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

**164 Royal Oak Manor NW**  
**Calgary, Alberta**

**MLS # A2272375**



**\$748,888**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak                                   |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 2 Storey                                    |               |                   |
| <b>Size:</b>     | 1,841 sq.ft.                                | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Pie Shaped Lot |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot Tub, Shed, TV Wall Mount in basement

\*\*\*OPEN HOUSE - Saturday November 29 from 1-3 pm\*\*\*Welcome to your beautifully updated family home in the highly sought-after community of Royal Oak. Situated on a quiet street and set on a large pie-shaped lot, this property offers the perfect blend of style, comfort, and pride of ownership shows both inside and out. Step inside to a spacious, inviting front entry that flows into a bright open-concept main floor. The newly renovated chef-inspired kitchen is a true standout, featuring a large island with extra seating, farmhouse sink, corner pantry, stainless steel appliances, and a gas stove, perfect for cooking and entertaining. Spacious dining room offers access to the backyard! The adjoining living room offers warmth and charm with its gas fireplace, creating the ideal space to unwind. A 2pc powder room and convenient main floor laundry room complete this floor! Upstairs, you'll find three generously sized bedrooms, with a shared 4pc bath. The primary suite is massive with 5pc ensuite with large soaker tub, shower, his & her sinks and walk-in closet! The large bonus room contains vaulted ceilings - ideal for movie nights, a playroom, or a home office setup. All bathrooms have been recently refaced, adding a fresh, modern feel throughout. The fully finished basement expands your living space with a huge recreation room, tons of storage, and potential to easily add a fourth bedroom if desired. Enjoy the outdoors in your expansive west facing backyard, complete with a large deck, hot tub, and a gas line for your BBQ &mdash; perfect for summer gatherings and relaxing evenings. With a double attached garage, updated finishes, and a prime location close to schools, parks, pathways, and amenities, this Royal Oak gem truly has it all. Book your showing today!

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.