



GRASSROOTS
REALTY GROUP

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**202 Royal Oak Heath NW
Calgary, Alberta**

MLS # A2281610



\$849,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Wet Bar		

Inclusions: NA

Offered by the original owners, this home has been thoughtfully maintained and well cared for since new. Its beautiful curb appeal is highlighted by classic dormers that add architectural interest and bring natural light to the upper level, along with a charming balcony over the garage framed by transom windows. With approximately 3360 sq ft of fully developed living space, the layout is practical, comfortable, and well suited for both everyday living and entertaining. Stepping inside, the main floor offers an open-concept design where a large kitchen connects seamlessly to the living and dining areas. The living room feels warm and inviting with a natural gas fireplace, while the dining space is perfectly sized for hosting friends and family. A dedicated main-floor office provides a quiet and functional space for working from home. Upstairs, the vaulted bonus room is a true standout—bright, spacious, and filled with natural light, with direct access to the front balcony, an ideal spot to enjoy the morning sun. This level also features upper-floor laundry, two generously sized bedrooms, and a spacious primary suite complete with a large ensuite and walk-in closet. The fully developed basement is designed with entertaining in mind. A large wet bar comfortably seats four, with plenty of room for larger gatherings, and opens to a generous recreation room anchored by a cozy gas fireplace. An additional bathroom on this level adds flexibility for guests and everyday use. Major updates include a brand-new furnace with a five-year warranty, and roof and siding replacement completed in 2015. Set on a corner lot, the home benefits from enhanced privacy and additional parking. Outside, the yard is beautifully landscaped with mature trees, a composite deck, and a rubber-coated concrete patio—perfect for relaxing or spending time outdoors. The location is exceptional, just steps from the

Royal Oak Community Centre, William D. Pratt Middle School, and Royal Oak Elementary School, with easy walking access to Royal Oak Centre amenities and the Rocky Ridge YMCA. This is a well-rounded home in a highly convenient location, ideally suited for a growing family.