



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

**MLS # A2289479**



**\$750,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,976 sq.ft.           | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn       |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Wet Bar |                   |      |

**Inclusions:** Sauna, dryer AS IS (owners don't use it), dishwasher AS IS (owners don't use it), piano, curtain rods, one garage controller

Welcome to this beautifully designed two-storey home by Jayman Built, ideally located in the highly desirable Cascades of Royal Oak. Offering a fully finished walkout basement and an exceptional family-friendly layout, this residence combines thoughtful design, quality craftsmanship, and impressive living space. The main floor welcomes you with a bright, open-concept design enhanced by large windows and upgraded finishes throughout. 9 foot ceilings lifts your eye across the main floor and a spacious living room that creates the perfect gathering space, anchored by warm architectural details and seamless flow into the dining area and kitchen. The well-appointed kitchen features ample cabinetry, generous counter space, a walk in pantry and a functional island ideal for entertaining and everyday living. Step out onto the upper deck to enjoy elevated views and outdoor living. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 5 piece ensuite. A central bonus room provides valuable additional living space perfect for a media area, playroom, or home office while a full bathroom serves the secondary bedrooms with ease. The upper level offers both comfort and versatility for growing families. The fully developed walkout basement expands the home's living space even further. Designed for entertaining and relaxation, it features a large recreation area, a stylish wet bar, two more bedrooms and a full four-piece bathroom—ideal for guests or extended family. With direct access to the backyard, the lower level is bright, inviting, and highly functional. Situated in one of northwest Calgary's most sought-after NW communities, Royal Oak offers convenient access to schools, parks, pathways, shopping, restaurants, bars, cafes, fitness facilities, and major routes. The Cascades

area is particularly known for its scenic surroundings and family-oriented atmosphere and premium location in Royal Oak. This exceptional Jayman-built walkout home delivers space, style, and flexibility in a prime location = an outstanding opportunity to enjoy refined living in Royal Oak.