



**110 Royal Oak View NW
Calgary, Alberta**

MLS # A2294393



\$1,150,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,393 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount in Family room; Two TV's are negotiable, alarm system (unmonitored), nest thermostat, Vacuum System "as-is" (seller hasn't ever used it)

Welcome to this fantastic four bedroom plus den walkout home in Royal Oak, perfectly situated on a quiet corner cul-de-sac backing onto a serene pond—offering both privacy and a peaceful natural setting. With nearly 3400 sq. ft. of developed living space, the main floor features tile flooring throughout and knockdown ceilings creating a clean, modern feel. A spacious main floor office provides the ideal work-from-home setup, while the inviting living room with a gas fireplace is complemented by large windows showcasing stunning pond views. The kitchen is thoughtfully designed with stainless steel appliances, including a gas range, granite countertops, and an extra-large L-shaped pantry. The generous dining area features a beamed ceiling and expansive window, making it the perfect place to gather while enjoying the picturesque surroundings. A large west facing deck overlooks the beautifully treed backyard and the pond and pathways. A convenient main floor laundry/mudroom and 2-piece bathroom complete this level. Upstairs, you'll find three generously sized bedrooms, including a beautiful primary retreat with a walk-in closet and a luxurious 4-piece ensuite featuring heated tile flooring, a granite vanity, a corner glass walk-in tile shower, a deep soaker tub with skylight, and a separate water closet. The additional 4-piece bathroom includes a double vanity for added functionality. A HUGE family room (bonus room) with vaulted, beamed ceilings and a striking feature wall with recessed window creates an ideal space for relaxing or entertaining. Roughed in for sound system. The professionally developed walkout basement is a standout, featuring in-floor heating for added comfort, a massive rec room with large windows for abundant natural light, a fourth bedroom, and a 4-piece bathroom with a granite-topped vanity. This home is equipped with air

conditioning, a built-in irrigation system to keep both the front and backyard lush and low- maintenance. The oversized attached double garage is 22 x22 ft with an additional 3 x 17 ft expanded space in the garage for additional space & storage and a man door to the side yard. Step outside to enjoy the 10 x 16 ft concrete patio and main-level deck—perfect for entertaining or simply relaxing while taking in the beautifully landscaped yard with underground sprinkler system. Mature trees and foliage enhance privacy and create a tranquil outdoor retreat. Additional features include a convenient area ideal for a dog run and a charming garden shed. Enjoy breathtaking pond views from every level of this exceptional home. Ideally located near a middle school, YMCA, shopping, parks, playgrounds, sports courts/recreation, transit, and more—this is truly the perfect family home. Don’t miss your opportunity—book your private showing today before this incredible property is sold to someone else!