



**102 Royal Oak Crescent NW
Calgary, Alberta**

MLS # A2297185



\$785,500

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet		

Inclusions: Basement Fridge , Basement corner storage wooden structure, white wardrobe in basement bedroom

Fantastic opportunity to raise your family in this lovingly maintained Cedarglen two-storey home on a quiet crescent in The Cascades of Royal Oak. The highly rated Renert School is just a 5-minute drive away. With two schools and neighbourhood parks only a short 5-minute walk from your doorstep, this cherished family home offers comfort, warmth, and thoughtful updates throughout. With an oversized 2-car garage with new garage door and a fenced backyard complete with a kids' playhouse and huge deck, it's the perfect setting for creating lasting family memories. Step inside to a wonderful open-concept design drenched in natural light, featuring an expansive great room with a cozy stone-facing fireplace, a formal dining room accented by French doors, and a bright dining nook with access to the backyard. The heart of the home is a beautiful white kitchen with an island, quartz countertops, and a walk-in pantry, offering ample cabinet space and Frigidaire Gallery stainless steel appliances, including a convection oven—ideal for family meals and gatherings. The main floor now features brand new vinyl flooring, adding durability and modern style to the home's warm aesthetic. Upstairs, you'll find three relaxing bedrooms highlighted by the primary suite with a walk-in closet and a luxurious soaker tub ensuite featuring a separate shower, double vanities, and corner windows. Over the garage, a spacious bonus room with a custom-built-in desk and cabinets provides the perfect retreat for family movie nights or a quiet workspace. Additional main-floor conveniences include a laundry area with a built-in bench, underground sprinklers, and an oversized garage with built-in storage. Thoughtful updates include updated Levolor blinds and a new water heater installed last year. The backyard is newly painted fenced, and

landscaped, featuring an inviting deck for summer entertaining, a playhouse and swing for children, and plenty of space for gardening or relaxation. Bus stops are just steps away, and you're minutes from the Royal Oak Shopping Centre with quick and easy access to Tuscany and major routes. The newly developed basement enhances the home's living space with a large bedroom, a stylish full bathroom with a tiled standing shower, and newly installed carpet flooring. The home also offers fresh paint throughout, a painted deck and fence, quartz countertops throughout, a garden shed, outdoor lighting, and an irrigation system—ensuring comfort, beauty, and convenience inside and out.