



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

MLS # A2297427



\$874,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,669 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub		

Inclusions: n/a

Tucked away on a safe and quiet cul-de-sac, this spacious Broadview-built family home offers over 3,500 sq ft of fully developed living space, providing plenty of room to grow. With 2,669 sq ft on the main floor alone, plus fully developed upper and basement levels, every family member has their own space. The welcoming mudroom and laundry area lead to a private, maintenance-free composite deck replaced in 2022, complete with glass railing and a gas BBQ hookup, and overlooking a fully fenced backyard—perfect for family gatherings and summer evenings. The gourmet kitchen, fully updated in 2019, features high-end cabinetry, stainless steel appliances, a new electric stove added in 2022, a walk-in pantry, and a large quartz island—ideal for busy mornings, homework time, or entertaining guests. Upstairs you’ll find three generous bedrooms, 3.5 bathrooms, and a bright bonus room with soaring 15-foot ceilings, creating an inviting space for family living. The fully developed basement includes an entertainment room finished with luxury vinyl plank flooring upgraded in 2022, perfect for movie nights, a games area, or a teen retreat. Located within walking distance to parks and shopping amenities, and featuring a double attached garage with a Level 2 EV charger installed in 2024, this home truly checks every box for modern, move-in-ready family living.