



**9023 Royal Oak Way NW
Calgary, Alberta**

MLS # A2299525



\$789,500

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,206 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows

Inclusions: n/a

We're proudly presenting this beautifully maintained and thoughtfully updated family home, perfectly positioned across from green space and schools in a highly desirable, amenity-rich community. Offering over 2,200ft² of developed living space above grade, this home combines comfort, functionality, and long-term value. The main floor features a bright open-concept layout with hardwood and carpet flooring, knockdown ceilings, and a dedicated front office—ideal for working from home. The kitchen is both stylish and practical, showcasing granite countertops, newer stainless steel appliances (approx. 3 years old), and seamless flow into the dining and living areas—perfect for everyday living and entertaining. Upstairs, the spacious bonus room is a true highlight, complete with mountain views, triple-pane windows, vaulted ceiling, and built-in surround sound that stays with the home—creating the perfect media or family space. The primary bedroom checks all the boxes, thanks to the size, a walk-in closet and a 5-pc ensuite bathroom. This home has seen significant upgrades for peace of mind, including a high-efficiency furnace (2023), new hot water tank, roof and siding (2012), blown-in insulation, and mostly upgraded triple-pane windows (2024). The fully finished basement adds valuable living space with 1 bedroom and a full bathroom—ideal for guests, extended family, or potential rental flexibility. Step outside and enjoy unbeatable convenience—located directly across from a park featuring a junior high school, elementary school, baseball diamonds, tennis courts, outdoor rink, basketball court, and even a toboggan hill. You're also just minutes from shopping and amenities including Beacon Hill (Costco, restaurants, and more), with transit just steps away and easy access to major routes. This is a rare opportunity to

own a move-in-ready home in a location that truly checks every box for families and investors alike.