



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

**MLS # A2129216**



**\$769,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,522 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
<b>Inclusions:</b>	N/A		

Welcome Home to this spacious 2 storey 4-bedrooms home on a quiet Cul-De-Sac location in the well established community of Royal Oak. The spacious foyer, the maple hardwood flooring, the ceramic tiles, the upgraded carpet, the feature 9'ceilings on main makes this house warm & welcoming. Large kitchen with custom stained 42" maple cabinets, granite counter tops, center island with breakfast bar, stainless steel appliances-fridge, electric stove, built-in dishwasher & hood fan. The main floor den/office and a formal dining room with open space to the living room makes it bright and open. 4 generous sized bedrooms including a gorgeous master bedroom with 5-piece bathroom, 3 other good sized bedrooms, a 4-piece bathroom and a convenient laundry room completes the upper level. The undeveloped basement,with 3 large windows and roughed-in plumbing for a full bath is an open canvas awaiting your creativity. The South West facing backyard offers a large composite(maintenance free) deck as well as a ton of natural light and warmth for kids to enjoy playing in. A well cared for family home in a quiet location yet with great access to Country Hills BLVD & STONEY Trail, as well as a short bus ride to TUSCANY LRT station. Minutes to Royal Oak Elementary School and William D. Prat Junior High School. A delightful opportunity for a growing family.