



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

MLS # A2138558



\$849,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,517 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

**** Open House, Sunday, June 23, 2024, 1:00 PM - 3:00 PM **** Welcome to your oasis in the heart of Royal Oak! Nestled in one of the most sought-after communities in the northwest, this rare gem boasts single-level living at its finest—a bungalow that seamlessly blends the indoors with the outdoors. The open-concept main floor design welcomes you with warmth and charm, offering the perfect setting for both relaxation and entertainment. You’ll be impressed by the gourmet kitchen featuring granite counters and brand-new stainless appliances, complemented by a convenient walk-through pantry that makes meal prep a breeze. The entire home has been updated with fresh paint and carpets, and bathrooms complete with quartz countertops, you’ll feel the elegance in every corner of this home. With three bedrooms and three full baths, including a luxurious primary suite, this home offers ample space for families of all sizes to thrive. With groceries and restaurants just a leisurely stroll away in the Royal Oak Centre, culinary delights are always within reach. Enjoy the serenity of nature right in your backyard, as this home backs onto the tranquil Royal Oak Ponds. With a west-facing yard offering breathtaking views of the mountains, you’ll look forward to the colorful daily sunsets. But the outdoor beauty doesn't stop there—step into your very own multi-level backyard oasis, where lush gardens and built-in seating areas beckon you to unwind and soak in the peaceful surroundings among the trees. Don't miss your chance to own this piece of paradise in Royal Oak. Call today!