



**50 Royal Oak Drive NW
Calgary, Alberta**

MLS # A2145910



\$795,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: n/a

| OPEN HOUSE: Saturday July 6th 11AM-1PM | A truly remarkable blend of style, design + character in this beautiful 2-Storey home with SOUTHWEST facing backyard + MOUNTAIN VIEWS in ROYAL OAK! Walking distance to Royal Oak Park, schools, shopping, public transit + YMCA Recreation Centre. Great family home boasting over 3078 sqft of fully developed living space with 4 Bedrooms, 2/2 Baths + FULLY FINISHED basement. Welcoming foyer with vaulted ceiling leads to OPEN main floor featuring 9 ft ceilings, spacious living + dining area leading to SOUTHWEST facing backyard, open to MASSIVE kitchen with NEW stainless steel appliances + large granite island with walk-through pantry to garage. Laundry + powder room completes the main level. The upper level features an expansive primary bedroom boasting a 5 pc ensuite with soaker tub, shower, dual vanities, sitting area + large walk-in closet. 3 additional spacious bedrooms, a good size office/flex space + 4 pc bath. Fully developed lower level features a Den/Rec room, Flex room/Gym that can easily be converted to another bedroom + 2 pc bath. Additional upgrades and features: painted walls through-out, huge front yard, BRAND NEW Electric Stove & Dishwasher (2024) + newer Refrigerator (2021). Just steps away from YMCA, shopping, public transit, restaurants + k-6 schools (Royal Oak School & William D Pratt). Easy access to Stoney Trail, Crowchild and 12 Mile Coulee. Exceptional Property.