



**354 Royal Oak Circle NW  
Calgary, Alberta**

**MLS # A2149966**



**\$814,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Water Softener

Beautiful family home located in the heart of Royal Oak with over 2150sqft of living space. This home has been impeccably maintained. The kitchen has recently been renovated with high end cabinets by Legacy Kitchens Designs and natural stone granite counters. The main level has an open concept connecting the living room, dining and kitchen with many windows to give lots of natural light. There is a laundry area that leads to the attached garage. The dining area has a vaulted ceiling with surround windows and overlooks the bright west facing backyard. The upper level is split with a large bonus room with vaulted ceilings, 3 bedrooms, full bathroom and the Primary room with an ensuite. The lower level is fully developed with a large Rec room, gas fireplace and an extra room with French doors that can be used as a flex room or office. The yard boasts large mature trees that surround the property to give privacy and a feel for nature. The yard was originally professionally landscaped and has been greatly maintained with shrubs, manicured lawn, garden area, a stone patio, raised deck with a pergola plus a shed for storage. Highly sought quiet street which is within walking distance to the elementary and Junior High schools. This bright and warm home is a gem!