



96 Royal Oak Manor NW
Calgary, Alberta

MLS # A2165923



\$775,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Trampoline

Welcome to this beautiful 2-storey home in the family-friendly community of Royal Oak! Nestled in a quiet neighbourhood, it features a finished walk-out basement and is within walking distance to schools, shopping centers, and transit. As you step inside, you're greeted by 9-foot ceilings, an open floor plan, and classic hardwood flooring. The spacious living room boasts a cozy gas fireplace and a large southeast-facing window that floods the space with natural light. Upstairs, you'll find the master retreat, complete with a 5-piece en-suite that includes a luxurious soaker tub, a stand-up shower, and a large walk-in closet. There's also a bonus room with northwest-facing views and two more generously sized bedrooms. The walk-out basement offers extra living space designed for relaxation and entertainment, including a fourth bedroom and a 4-piece bathroom. This home is conveniently located near parks, schools, shopping centers, and the YMCA, and offers quick access to major routes. Water Tank (2021), Dishwasher (2024)