



**42 Royal Oak Grove NW
Calgary, Alberta**

MLS # A2177130



\$849,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Basement range hood

Welcome to this beautiful 2-storey home in the sought-after community of Royal Oak! A master-built Jayman home featuring loads of stunning upgrades! Step inside and be greeted by 9' ceilings, extensive hardwood flooring and large oversized windows. The chef's kitchen featuring stainless steel appliances and gorgeous cherry cabinets has been fully extended wall to wall. Entertaining friends, family and guests is a joy with a spacious living room, breakfast nook and a formal dining room all situated on the main level. A mud room with a NEWER washer/dryer (2023) leading to your spacious double attached garage and a 2-pc bathroom complete this level. Take in the beautiful wood railings as you head upstairs to the 2nd level! Featuring a large bonus room with wrap around windows for plenty of natural light, built-in bookcases and 3 generously sized bedrooms, this home has all the space for your families needs! The primary ensuite features a deep 6' soaker tub, a separate shower enclosure and dual vanities. Another 4-pc bathroom is also located on the 2nd level. The WALK-OUT basement is completely developed with hardwood flooring, built-in cabinets and sink (can easily be suited in the future), a fourth bedroom and another full bath. The backyard has an upper level balcony with modern and sleek glass railings and a lower level stamped concrete deck. Other notable UPGRADES include: NEWER roof (2018), NEW light fixtures (2024) and the home has been FRESHLY painted. Situated on a quiet cul-de-sac and backing on to a walking / biking path, this home offers privacy and comfort. Located close to the K-4 Royal Oak school, William D. Pratt middle school, the Country Hills shopping plaza, the Rocky Ridge YMCA, Calgary public library and with easy access to the rest of the city via Stoney Trail, this home is a must-see! Call to book your private

showing today.