



GRASSROOTS
REALTY GROUP

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11 Royal Oak Park NW
Calgary, Alberta

MLS # A2198843



\$839,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,222 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

This stunning, move-in ready home offers 2261 square feet of living space in the desirable Royal Oak neighbourhood, featuring a total of 5 bedrooms. The bright main floor is filled with natural light from numerous large windows. The spacious kitchen with a cozy nook opens to the generous family room, complete with a fireplace. Off the grand foyer, you'll find a versatile flex space that can serve as a dining room or den. The main floor also includes a convenient laundry room. There is also a beautifully built Sunroom. Upstairs, you'll discover an impressive bonus room with vaulted ceilings and expansive windows. The master suite is truly grand, featuring vaulted ceilings, a sizable walk-in closet, and a luxurious 5-piece ensuite with a soaking tub. The basement comes with an illegal Suite including a large summer kitchen, family room, 2 additional bedrooms, a full 4-piece bathroom, and a second laundry room—perfect for multi-generational living. Additional highlights include fresh paint, newer vinyl plank flooring throughout the top two levels, and 9-foot ceilings on the main floor. The landscaped yard is complete with a large deck off the kitchen nook and a pergola. Situated on a quiet street, this home provides excellent access to shopping, schools, parks, and major roadways. Don't miss the chance to see this fantastic family home—schedule a viewing today!