

206 Royal Oak Bay NW  
Calgary, Alberta

MLS # A2243357



\$739,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Royal Oak              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,681 sq.ft.           | Age:   | 2005 (20 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                           |            |      |
|-------------|-------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                   | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                    | Sewer:     | -    |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -    |
| Basement:   | Finished, Full                            | LLD:       | -    |
| Exterior:   | Wood Frame                                | Zoning:    | R-CG |
| Foundation: | Poured Concrete                           | Utilities: | -    |
| Features:   | Granite Counters, No Smoking Home, Pantry |            |      |

**Inclusions:** Garden beds, window coverings, rain barrels, swale covers, range hood, bar stove, tire racks

This tastefully renovated home is located in a quiet cul-de-sac in the family-oriented community of Royal Oak, within walking distance of the Rocky Ridge YMCA, grocery stores, banking, and schools. This property features modern design including 3 bedrooms, 3.5 bathrooms, a fully developed basement and a 2-car attached garage. The exterior is vinyl with stone and fibre-cement accents, and the home features a new roof (2024) with Class 4 hail impact rated shingles, a hot water tank (2017), furnace (2016; serviced regularly), and air conditioning. Garden lovers will appreciate the back yard, with its custom stamped concrete edging, fruit trees and two self-watering garden beds. A natural gas BBQ hookup adorns the spacious stamped concrete and exposed aggregate patio area. The open-concept main floor is naturally bright, with custom cabinetry and pull-out soft-close drawers, a pantry, sliding patio doors to the back yard, and a brick fireplace. The upper level features a bonus room, laundry area, a huge master bedroom with a 5-piece ensuite with in-floor heating, a walk-in closet with built-in shelving and drawers, two additional bedrooms and a second bath. The fully finished basement offers flexibility as another bedroom, bonus room, or a recreation spot, with a bar area and 4-piece bathroom with in-floor heating. This property has an efficient layout and modern upgrades.