

**16 Royal Oak Cape NW
Calgary, Alberta**

MLS # A2260153



\$899,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Wow. Wow. Wow!! This incomparable Royal Oak 2 storey is situated in a coveted location in a quiet cul-de-sac backing to a large serene pond and affords an AMAZING LOCATION close to parks, paths, schools and all district amenities and must be seen. This exquisite family home was built with family and entertaining in mind and boasts an EXPANSIVE OPEN PLAN with a gorgeous CHEF'S KITCHEN with large central Island with breakfast bar, granite counter tops, UPGRADED STAINLESS STEEL APPLIANCES, a walk-in corner pantry and a huge adjacent semi-formal dining area that opens to an EXPANSIVE 2-TIERED VIEW DECK overlooking the pond with natural gas bbq extension and aluminum railings. The main floor also features a LARGE LIVING ROOM with central GAS FIREPLACE, a large flex room or open den, 2 piece powder room, extensive use of hardwood floors, 9 foot ceilings, knock down stipple, upgraded baseboards and casement mouldings, large front entrance and spacious rear entrance from the fully finished DOUBLE ATTACHED GARAGE. Upstairs features three generous sized bedrooms including a TO-DIE-FOR PRIMARY BEDROOM with PANORAMIC VIEW of the ponds plus a 5-pc ensuite with oversized stand-up shower, corner soaker tub with obscure glass window and large walk-in closet. The extraordinary upper level also features a HUGE UPPER BONUS ROOM with dormer windows, another ELEVATED FRONT VIEW DECK and a convenient UPPER LAUNDRY plus an additional 4 pc bath that services the other 2 bedrooms. The basement features a FULLY FINISHED WALK-OUT BASEMENT with large lower patio, 9 foot ceilings, a 4TH BEDROOM (currently used as spa studio) and another full bath PLUS A HUGE FAMILY/RECREATION ROOM, tons of extra storage and a quiet PRIVATE LOWER OFFICE. This incredible

home also boasts a huge 5100+ sq foot fully fenced lot that is BEAUTIFULLY LANDSCAPED WITH SPRINKLER SYSTEM, PRIVACY, exterior shed and preliminary work on a sunken fire-pit overlooking the pond PLUS it features CENTRAL AIR CONDITIONING for those warm summer nights, EXTERIOR GEMSTONE LIGHTING SYSTEM, large double attached garage, the roof was roof resingled in 2014 and new furnace was installed in 2013, and it is situated in a prime quiet cul-de-sac location with an abundance of street parking for guests. This is a one of a kind property in a location that is almost impossible to duplicate and is a must see for anyone with a growing family. Don't miss viewing today.