



**311 Royal Oak Circle NW
Calgary, Alberta**

MLS # A2305924



\$899,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,606 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Lower Level Television Mount		

Welcome to this exceptional Jayman built detached home, originally a show home, nestled in one of Calgary's most beloved northwest communities. From the moment you arrive, cedar shake accents, stacked stone detailing, a covered timber beam entry, and an oversized double garage make a lasting impression that sets the tone for everything waiting inside. Step through the front door into a grand open foyer with soaring ceilings, a wrought iron spindle staircase, and a generous front closet. The home office is tucked behind French doors offering a quiet and polished workspace without sacrificing connection to the warmth of the home around it. The formal dining room, with rich hardwood floors and a statement chandelier, is perfectly sized for holiday gatherings and milestone celebrations. The chef's kitchen is nothing short of spectacular. Rich maple ceiling height cabinetry, granite countertops, a large central island with undermount sink, stainless steel appliances, a tile backsplash, and a sun-drenched breakfast nook framed by oversized windows that fill the space with natural light. Step directly from the kitchen through the door to the upper deck where frosted privacy panels create a private outdoor retreat, perfect for alfresco dining and summer evening refreshments. Back inside, the open concept living room anchored by a gas fireplace, custom built-in shelving, and walls of windows creates the space to unwind and gather after a long day. A stylish main floor powder room completes this level. Upstairs, the bonus room is bathed in natural light and offers incredible flexibility, whether you envision a playroom, music space, or reading lounge. The primary bedroom is a true sanctuary, spacious enough to include a dedicated sitting area, and leads directly into a luxurious ensuite with double granite vanities, a deep soaker tub beneath a bright window, a glass enclosed

shower, and a large walk-in closet outfitted with custom built-in shelving and drawers. 2 additional well-proportioned secondary bedrooms share a full bathroom, while conveniently upper floor laundry makes the everyday rhythm of family life that much easier. 2 central air conditioners ensure every level of this home is perfectly comfortable through Calgary's summer months. The developed basement is where the fun truly begins. Gather around the floor-to-ceiling stacked stone gas fireplace, sink into your favourite seat, and cheer on your team or watch the newest release on the large, mounted screen, all wrapped in the warmth of surround sound ceiling speakers. A 4th bedroom with a shiplap accent wall and a finished 3-piece bathroom featuring a glass enclosed shower makes this level ideal for guests, teenagers, or extended family. Minutes from Shane Homes YMCA, Royal Oak Shopping Centre, top-rated schools, scenic pathways, and quick access to Stoney Trail. Rocky Mountain views stretch across the horizon and the Calgary skyline in the distance, this is not just a home. This is a lifestyle.