



**12 Royal Oak Lane NW
Calgary, Alberta**

MLS # A2306569



\$425,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,404 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: None

Welcome to 12 Royal Oak Lane NW, a beautifully designed four-level split townhouse offering over 1,400 sqft of developed living space and exceptional privacy with two spacious bedrooms - each with its own ensuite. Step into the inviting heated foyer, leading up to a stunning main living area with dramatic 12-ft ceilings, oversized windows, and a cozy gas fireplace that creates an elegant yet comfortable atmosphere. From here, garden-style French doors open to a full concrete patio and fenced yard - a rare outdoor retreat with direct access to community green space and the shared gazebo. The upper level features a bright kitchen and dining space overlooking the main floor, complete with sleek cabinetry, a built-in oven, and access to the south-facing balcony - perfect for morning coffee or evening relaxation. Upstairs, both bedrooms are thoughtfully separated for privacy, each offering a walk-in closet and 4-piece ensuite, with the primary suite showcasing serene mountain views. The lower level provides additional versatility - ideal for a home office, fitness area, or future development. An oversized attached single garage plus driveway parking and convenient visitor stalls right outside complete this impressive home. Set in the family-friendly community of Royal Oak, residents enjoy access to highly regarded nearby schools, scenic parks and pathways, and an exceptional selection of shopping and amenities. Multiple retail plazas are only minutes away, offering grocery stores, restaurants, medical and professional services, and fitness options. The nearby Shane Homes YMCA at Rocky Ridge provides state-of-the-art recreational facilities, while quick access to major roadways makes commuting effortless. A standout opportunity for first-time buyers, downsizers, or anyone seeking a low-maintenance home with elevated style. Book your showing today!