



**230 Royal Oak Place NW
Calgary, Alberta**

MLS # A2309517



\$849,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: refrigerator in basement storage room, - as is, all the shelving in the storage room is included, shed in the backyard is included, water filtration system, underground sprinkler system

Tucked away on a quiet cul-de-sac in the highly sought-after community of Royal Oak, this stunning walkout bungalow offers the perfect blend of elegance, comfort, and tranquility. Surrounded by mature trees and beautifully landscaped grounds, this home provides a peaceful retreat while remaining moments from every convenience. Step inside to a bright and welcoming foyer highlighted by soaring 10-foot ceilings and an abundance of natural light, creating an immediate sense of openness and warmth. Just off the entrance, a private front office or flex room with oversized windows and offers the ideal space to work or unwind in serenity. Designed for both everyday living and effortless entertaining, the chef-inspired kitchen features rich granite countertops, stainless steel appliances, a full-height tile backsplash, deep undermount sink, breakfast bar seating, and an oversized walk-in corner pantry. The dining area is wrapped in large windows and opens seamlessly onto the elevated private balcony where you can enjoy peaceful morning coffee or evening sunsets surrounded by nature. Complete with a gas BBQ line, this outdoor space is perfect for entertaining. The living room is truly breathtaking, featuring expansive picture windows that flood the home with warm natural light and frame the tranquil outdoor setting. A striking gas fireplace with elegant tile surround and custom wooden mantle creates a cozy yet sophisticated focal point. The main floor primary retreat is spacious and inviting, offering a luxurious 4-piece ensuite complete with a deep soaker tub, separate glass shower, granite vanity, and a generous walk-in closet. A convenient 2-piece guest bath, mudroom with built-in shelving, and main floor laundry with direct access to the attached garage complete the thoughtfully designed main level. The fully developed walkout basement continues to impress with an

expansive recreation and family room featuring custom built-ins and a second gas fireplace, creating the perfect atmosphere for relaxing evenings or entertaining guests. Two additional spacious bedrooms, a full 4-piece bathroom, and an enormous storage/utility room with extensive shelving provide exceptional functionality and flexibility. Step outside into your own private backyard oasis. The beautifully manicured yard is surrounded by mature trees and lush landscaping, offering exceptional privacy and a peaceful natural setting. The large lower patio and underground sprinkler system further enhance this meticulously maintained outdoor space. At the front of the home, a charming, secluded deck nestled among mature greenery creates yet another quiet place to relax and enjoy the surroundings. Ideally located just minutes from the YMCA, LRT station, shopping, schools, and major routes including Stoney Trail, Crowchild Trail, and Country Hills Boulevard, this exceptional home offers the perfect combination of luxury, privacy, and convenience in one of Northwest Calgary's most desirable communities.