



**51 Royal Oak View NW  
Calgary, Alberta**

**MLS # A2311029**



**\$809,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Insulated, Secured		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Other, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Basement Fridge

Welcome to this beautifully maintained two-storey home in the highly sought-after community of Royal Oak, offering outstanding curb appeal with attractive stone accents, a covered front entry, and a double attached garage. Step inside to a bright and spacious foyer featuring soaring ceilings, large windows, and warm hardwood flooring that create an inviting first impression. The main floor offers 9 feet high ceiling and functional open-concept layout ideal for both family living and entertaining. The spacious living room is filled with natural light and flows seamlessly into the dining area and kitchen. The well-appointed kitchen features ample cabinetry, generous counter space, a central island, and a pantry for added convenience. The dining area overlooks the backyard and provides easy access to the outdoor space, perfect for summer BBQs and gatherings. Upstairs, you'll find generously sized bedrooms including a spacious primary retreat complete with a walk-in closet and private ensuite. Additional bedrooms provide flexibility for growing families, guests, or a home office setup. The fully finished basement adds exceptional living space and features a large family/recreation room, one bedroom, a den, and a 3-piece bathroom — perfect for extended family, guests, or additional workspace needs. Situated in one of NW Calgary's most desirable communities, this home is conveniently located close to schools, parks, walking paths, shopping, restaurants, transit, and major roadways including Stoney Trail and Crowchild Trail. This is an excellent opportunity to own a spacious family home in a prime location!