



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

**MLS # A2320176**



**\$815,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Royal Oak   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,465 sq.ft.  | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed |               |                   |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | SR |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -  |

**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

\*\*\*OPEN HOUSE SAT JUNE 13TH 11AM TO 1PM \*\*\*Tucked away on a quiet cul-de-sac and surrounded by mature trees and beautifully landscaped grounds, this exceptional walkout bungalow offers over-the-top comfort, privacy, and timeless elegance in one of Northwest Calgary's most sought-after communities. From the moment you step inside, you'll appreciate the bright, open design highlighted by soaring 10-foot ceilings, expansive windows, and an abundance of natural light. Just off the foyer, a spacious front office or flex room provides the perfect setting for working from home, reading, or pursuing hobbies. At the heart of the home, the chef-inspired kitchen is designed to impress, featuring rich granite countertops, stainless steel appliances, full-height tile backsplash, a deep undermount sink, breakfast bar seating, and an oversized walk-in corner pantry. The adjoining dining area is surrounded by large windows and opens directly onto the elevated deck, complete with a gas BBQ hookup—ideal for seamless indoor-outdoor entertaining. The inviting living room showcases expansive picture windows and a beautiful gas fireplace with elegant tile surround and custom wood mantle, creating a warm and welcoming gathering space. The main-floor primary retreat offers a peaceful escape, complete with a spacious walk-in closet and a luxurious 4-piece ensuite featuring a deep soaker tub, separate glass shower, and granite-topped vanity. A convenient mudroom with built-in storage, main-floor laundry, and a 2-piece powder room complete the thoughtfully designed main level. The fully developed walkout basement expands your living space with a generous family and recreation room featuring custom built-ins and a second gas fireplace. Two additional bedrooms, a full 4-piece bathroom, and an enormous storage and utility room with extensive

shelving provide outstanding versatility and functionality. Step outside and discover your own private backyard oasis. Mature trees, lush landscaping, underground sprinklers, and a spacious lower patio create an exceptional outdoor setting for relaxing or entertaining. A secluded front deck nestled among mature greenery offers yet another peaceful place to enjoy the surroundings. Meticulously maintained and ideally located close to parks, pathways, shopping, and everyday amenities, this remarkable walkout bungalow delivers the perfect combination of luxury, comfort, and privacy.