



**90 Royal Oak Grove NW
Calgary, Alberta**

MLS # A2321369



\$839,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

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:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Wet Bar		

Inclusions: 2nd fridge in basement, firepit

OPEN HOUSE SAT JUNE 20, 1-3PM! Absolutely gorgeous renovated 3+1 bedroom home with incredible cul-de-sac location, backing south on to a forest greenspace! This bright open plan features numerous recent upgrades like new Lux triple pane windows with custom Hunterdouglas blinds throughout the main and upper floor, new LVP flooring and baseboards on the main and upper floor, and a renovated kitchen with large island, quartz counters, subway tile backsplash and S/S appliances. There is also a new high efficiency furnace with CENTRAL AC, a newer hot water tank, and newer shingles with added air max vents and upgraded insulation to R50. The stylish new front and back doors come with a triple point locking mechanism for added peace of mind. The large great room with gas fireplace and new subway tile surround is the heart of the main floor and is wide open to the kitchen and dining area. The large windows across the back flood the home with natural light and invite the beautiful lush green back yard inside. The main floor also features a large flex/dining room, a nice mudroom off the garage, and a 2pce powder room tucked away to the side. Upstairs has a nice bonus/office area at the top of the stairs, a 4pce main bath, laundry room, and 3 bedrooms. The large primary has a 4pce ensuite with soaker tub, stand up shower, and a walkin closet. The fully finished basement has brand new carpet, a large rec room with roughin for projector, a gym area, a builtin wetbar with beverage cooler, a 4th bedroom, and a very nice 3pce bath with large walkin shower. The large heated garage has a new heater and additional space for storage or a workshop area and new Gemstone lighting has been installed along the entire front roof line. The south facing rear deck has been expanded and upgraded to composite boards with aluminum railing and glass panels to enjoy

the view and has stairs leading down to the back yard. All the work has been done. You just need to move in and enjoy. A great house on a great street in a rare location! Don't wait on this one!