



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

MLS # A2322923



\$809,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this beautiful maintained family home in the highly sought-after community of Royal Oak! Offering approx. 2742 sq.ft. of developed living space, this impressive property combines comfort, functionality, and privacy in a truly exceptional setting. Nestled in a quiet, tree-lined cul-de-sac and backing onto mature trees and scenic pathways, this home enjoys an abundance of natural light and a peaceful, private backyard retreat. Step inside to an open foyer that creates an inviting first impression. Just off the entrance is a dedicated den, perfect for a home office, study, or flex space for today's work-from-home lifestyle. The main floor features rich hardwood flooring, a cozy living room with a gas fireplace, and an open-concept layout ideal for both everyday living and entertaining. The well-appointed kitchen showcases granite countertops, a large center island with a raised breakfast bar, stainless steel appliances, a pantry and ample cabinetry for all your storage needs. The adjacent dining area provides direct access to the upper deck, complete with stairs leading down to the landscaped backyard. Upstairs, you'll find a spectacular bonus room with vaulted ceilings, and built-in speakers, creating the perfect space for family movie nights or relaxing gatherings. The spacious primary retreat offers a luxurious ensuite featuring a soaker tub, separate shower, and a skylight that fills the bathroom with natural light. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed walkout basement is ideal for extended family, guests, or multi-generational living. It includes a large recreation room, a versatile flex room, a spacious bedroom, and a full bathroom providing excellent additional living space. Outside, enjoy the private backyard with a fire pit area-perfect for summer evenings and crisp autumn

nights spent with family and friends. Additional highlights include: Mostly hardwood flooring throughout, carpet only in the bedrooms and basement staircase, roof replaced approx. 2 years ago. Ideally located close to schools, parks, shopping, restaurants, and recreational facilities, including the nearby YMCA. Enjoy quick and convenient access to Country Hills Blvd and Stoney Trail for easy commuting throughout the city. Don't miss this rare opportunity to own a beautiful walkout home in one of the Northwest Calgary's most desirable communities. Book your private showing today!