



GRASSROOTS
REALTY GROUP

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101 Royal Oak Crescent NW
Calgary, Alberta

MLS # A2332440



\$769,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Landscaped, No Back Lane, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	UPRIGHT FREEZER		

Welcome to 101 Royal Oak Crescent NW, ENERGY EFFICIENT family home with approximately \$100,000 invested in thoughtful upgrades since 2021. This beautifully maintained home offers the perfect combination of MODERN COMFORT, LOWER ENERGY BILLS, AND LONG TERM VALUE with over 2,900 sq. ft. of developed living space in the highly desirable community of Royal Oak. This spacious two storey home features four bedrooms, three and a half bathrooms, central air conditioning, a fully finished basement, and a sunny southwest facing backyard. Significant upgrades include premium HARDWOOD FLOORING throughout the main and upper levels, TRIPLE PANE Vinyl windows installed in 2023 with new blinds, a HIGH EFFICIENCY FURNACE and HOT WATER TANK (both 2021), upgraded R-50 attic insulation (2021), SHINGLES replaced in 2020, an underground irrigation system, and a FULLY OWNED 3.95 kW SOLAR POWER system. These thoughtful improvements enhance year round comfort, energy efficiency, and long term value. The bright, open concept main floor welcomes you with an impressive open to above foyer. The kitchen offers abundant cabinetry, stainless steel appliances, a centre island, and a generous pantry. The adjoining dining area provides ample room for a full size table and opens to the southwest facing deck and beautifully maintained backyard. The spacious living room is filled with natural light and features a cozy gas fireplace. A private den with French doors provides an ideal home office or study space. A convenient mudroom and two piece powder room complete the main level. Upstairs, the large vaulted bonus room offers an inviting space for family movie nights, a playroom, or a second home office. The primary bedroom includes a walk-in closet and a private ensuite with a soaker tub and separate

shower. Two additional well proportioned bedrooms and a full bathroom complete the upper level. The fully finished basement with ENHANCED SOUNDPROOFING expands the home's living space with a large family and recreation room featuring a second gas fireplace, an additional bedroom with EGRESS Window, a full bathroom, and a spacious laundry and storage area. This flexible lower level is ideal for guests, teenagers, extended family, or a home gym. Outside, the fully fenced and landscaped southwest-facing backyard offers a sunny deck, lush lawn, underground irrigation, and a storage shed an excellent setting for relaxing, gardening, or entertaining. Royal Oak is a sought after, family friendly community known for its quiet streets, parks, playgrounds, pathways, and green spaces. The home is conveniently located near schools, Renert School, the Tuscany LRT station, the Shane Homes YMCA at Rocky Ridge, & the New NW Athletic Park is opening soon ,the public library, shopping, everyday amenities, and major routes including Stoney Trail. A home where the big investments have already been made allowing you to simply move in and enjoy exceptional comfort, energy efficiency, and long term value for years to come