



GRASSROOTS
REALTY GROUP

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66 Royal Oak Grove NW
Calgary, Alberta

MLS # A2345789



\$969,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Lawn, Level, No Back Lane, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Open House Saturday, September 27, 1:30-4:00. Huge price reduction!!! Rare find in Royal Oak! Situated on a massive 10,000 sq. ft. lot, this beautifully maintained 4-bedroom home offers over 3,500 sq. ft. of developed living space, a fully finished walkout basement, a sunny southwest-facing backyard, and beautiful mountain views from the Master bedroom. Ideally located on a quiet street beside greenspace, this home offers exceptional privacy surrounded by matured tall trees, luxurious space for kids' play, and a wonderful setting for family living. The bright main floor features an impressive 17-foot open-to-above living room with a double-sided gas fireplace connecting to the spacious family room with custom built-ins. Rich oak hardwood and tile flooring run throughout the home with no carpet, while oversized windows fill the space with natural light. The spacious kitchen offers top quality Italian granite countertops, a large central island, stainless steel appliances, ample cabinetry, and a large window overlooking the backyard. The breakfast nook features three sides floor-to-ceiling windows and direct access to the maintenance-free deck with tinted glass railings (for further privacy) and a gas BBQ hookup. A private office, large pantry, laundry room with sink, and 2-piece powder room complete the main level. Upstairs offers three generously sized bedrooms, a loft, and two full bathrooms. The spacious primary retreat features a mountain-view sitting area, walk-in closet, and luxurious 5-piece ensuite with dual vanities, walk-in shower, corner soaker tub, and beautiful west-facing views. Two additional bedrooms feature walk-in closets. A built-in desk with bookshelves offers a quiet study area. The fully finished walkout basement offers 9-foot ceilings, a bright living area, large fourth bedroom, 3-piece bathroom, and a versatile flex room ideal for a gym, workshop, hobby

room, or storage. Roof (2021),attic and garage insulation(2022)Two furnace motors and control panels (2023)The expansive southwest-facing backyard provides plenty of space for children, pets, and entertaining, while the oversized insulated double garage offers excellent storage. Enjoy parks, pathways, ravine trails, schools, shopping, the Rocky Ridge YMCA, Tuscany C-Train Station, Crowchild Trail, and Stoney Trail nearby.