



GRASSROOTS
REALTY GROUP

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45 Royal Oak Manor NW
Calgary, Alberta

MLS # A2347413



\$815,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: Door Bell Camera, Hot Tub As Is, A/C As Is, CentralVac & Attachments As Is

Welcome to this beautifully appointed detached two-storey home in Royal Oak! The large, bright entryway leads into a welcoming main floor featuring a spacious living room with abundant natural light & a gas fireplace. The formal dining room is ideal for entertaining, complete with a coffered ceiling, wine hutch & additional cabinetry. The island kitchen offers a raised eating bar, granite countertops & stainless steel appliances. A convenient 2-piece bathroom & main-floor laundry complete the level. With 9-foot ceilings and hardwood flooring throughout the main floor, the space feels bright & open. Upstairs, the huge bonus room is a standout feature, boasting vaulted ceilings & skylights that fill the space with natural light. The spacious primary retreat offers a dream ensuite with dual sinks, separate shower & relaxing Jacuzzi tub. Two additional good-sized bedrooms & a full bathroom complete the upper level. The fully finished basement provides even more living space with a wet bar, huge recreation room, office & 3-piece bathroom. Outside, enjoy the southwest-facing backyard with a large deck, BBQ gas line hook-up, raspberry bushes & easy-care landscaping. Ideally located close to pathways, schools & shopping, this home offers generous space for the whole family in a fantastic Royal Oak location. Call today for your private viewing!