



GRASSROOTS
REALTY GROUP

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**160 Royal Oak Heights NW
Calgary, Alberta**

MLS # A2347903



\$779,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,295 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Back Lane, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to this exceptionally well maintained former show home in Royal Oak, offering over 2,300 sq. ft. above grade, a fully developed basement and a massive 6,854 sq. ft. lot, a size that is increasingly difficult to find in Calgary. Bright, spacious and thoughtfully laid out, the main floor features high ceilings, large windows, hardwood flooring, built in speakers and a comfortable living room with gas fireplace. The kitchen offers granite countertops, a centre island, plenty of cabinetry and a large walk in pantry, with an adjoining breakfast nook plus a separate dining room. Main floor laundry and a half bath complete this level. Upstairs you will find a large bonus room, three well sized bedrooms and two full bathrooms, including a spacious primary suite with walk in closet and ensuite featuring a soaker tub and separate shower. The fully developed basement provides even more living space with a huge recreation and family room, fourth bedroom, full bathroom and a theatre sound system, making it a great space for movies and entertaining. Outside, the oversized fenced backyard is a true standout, offering an incredible amount of space for kids, pets, entertaining or simply enjoying your own backyard, with electrical already in place for a future hot tub. An attached double garage and driveway provide plenty of parking. Ideally located close to schools, parks, playgrounds, shopping and the Shane Homes YMCA at Rocky Ridge. A spacious, exceptionally clean and well cared for home on one of the larger lots you will find in Royal Oak.