



GRASSROOTS
REALTY GROUP

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85 Royal Oak Crescent NW
Calgary, Alberta

MLS # A2350059



\$720,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,899 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Back Lane,		

Heating:	Forced Air, Natural Gas	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:	Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Offered for the first time by its original owner, this exceptionally clean and carefully maintained Royal Oak home shows what true pride of ownership looks like. With nearly 1,900 sq. ft. above grade, three bedrooms, $\frac{2}{12}$ bathrooms and a spacious upper family room, it offers a comfortable, practical layout for family life. The main floor feels warm and welcoming, with hardwood flooring and plenty of natural light. A separate dining room provides space for holiday dinners and special occasions, while the kitchen, breakfast nook and living room create an easy everyday gathering place. Solid maple cabinetry gives the kitchen lasting quality, complemented by a centre island, pantry and new refrigerator. Enjoy morning coffee beside the patio doors, relaxed evenings around the gas fireplace and effortless access to the backyard when friends and family visit. Outside, the beautifully kept yard feels surprisingly private and open. With no house immediately behind - only the rear yards of neighbouring properties - the outlook feels wider, with more sky and breathing room than you might expect in the city. Mature landscaping, green lawn and a generous patio create an inviting setting for summer meals, gardening or simply unwinding at the end of the day. Upstairs, the bright family room offers valuable extra space for movie nights, a playroom or home office. The primary bedroom includes a walk-in closet and five-piece ensuite, while two additional bedrooms, a full bathroom and convenient upper-floor laundry complete the level. The unfinished basement is clean, open and ready for future plans. Large windows bring in natural light and provide excellent flexibility for additional bedrooms, recreation space, a gym or workshop. An attached double garage adds everyday convenience and useful storage. Set on a quiet crescent in established Royal Oak, the home is within walking distance of

community schools, parks, playgrounds and the neighbourhood pathway system - ideal for family walks, bike rides and time outdoors. Royal Oak School and William D. Pratt School are nearby, along with Renert School, shopping, restaurants and everyday services. The Shane Homes YMCA at Rocky Ridge offers swimming, fitness, skating, a climbing wall, gymnasiums, theatre programming and a public library just minutes away. Quick access to Stoney Trail and Crowchild Trail makes commuting around Calgary straightforward, while Tuscany LRT, major shopping destinations and westbound routes toward Cochrane and the Rocky Mountains are all easily reached. This is a home that has been genuinely cared for, in a neighbourhood designed for an active and connected way of life.