

**64 Royal Oak Cape NW**  
**Calgary, Alberta**

**MLS # A2223216**



# \$849,000

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,521 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** None

Premiere Video Tour available. Location &ndash; Location &ndash; Location! Peace of mind and convenience await you in this delightful 4-bedroom detached family home, perfectly situated in a quiet cul-de-sac in the highly sought-after Pillars of Royal Oak. With parks, top-rated schools, YMCA, shopping malls, and transit stops just steps from your doorstep, this property offers the ideal lifestyle for growing families. Boasting over 2,500 sq. ft. of living space, this home is nestled just moments from scenic wet ponds and walking/bike paths&mdash;perfect for enjoying nature close to home. Main Floor Highlights: Cozy living room with a gas fireplace&mdash;ideal for relaxing evenings, Private home office enclosed with a French door&mdash;perfect for working from home, Elegant formal dining room with recessed ceilings&mdash;ideal for entertaining guests, Contemporary kitchen with stainless steel appliances and backyard views of a landscaped, levelled, pie-shaped lot&mdash;a safe and spacious play area for kids. Upstairs Retreat: Four spacious bedrooms includes a primary suite large enough to accommodate a full king-size bedroom set, offering both comfort and privacy, A vaulted bonus room offering additional flexible living space, Convenient upper-floor laundry. Additional Features: Unfinished basement&mdash;a blank canvas ready for your custom touch. Close proximity to schools, shopping, LRT access, and other essential amenities. Royal Oak is a vibrant, family-oriented community offering easy access to both downtown Calgary and the Rocky Mountains. Whether you're raising a family or simply looking for a serene place to call home, this property checks all the boxes. Don't miss this opportunity&mdash;contact us today to schedule your private showing!