

164 Royal Oak Manor NW
Calgary, Alberta

MLS # A2272375



\$748,888

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Pie Shaped Lot		

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: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Hot Tub, Shed, TV Wall Mount in basement

OPEN HOUSE - Saturday November 29 from 1-3 pmWelcome to your beautifully updated family home in the highly sought-after community of Royal Oak. Situated on a quiet street and set on a large pie-shaped lot, this property offers the perfect blend of style, comfort, and pride of ownership shows both inside and out. Step inside to a spacious, inviting front entry that flows into a bright open-concept main floor. The newly renovated chef-inspired kitchen is a true standout, featuring a large island with extra seating, farmhouse sink, corner pantry, stainless steel appliances, and a gas stove, perfect for cooking and entertaining. Spacious dining room offers access to the backyard! The adjoining living room offers warmth and charm with its gas fireplace, creating the ideal space to unwind. A 2pc powder room and convenient main floor laundry room complete this floor! Upstairs, you'll find three generously sized bedrooms, with a shared 4pc bath. The primary suite is massive with 5pc ensuite with large soaker tub, shower, his & her sinks and walk-in closet! The large bonus room contains vaulted ceilings - ideal for movie nights, a playroom, or a home office setup. All bathrooms have been recently refaced, adding a fresh, modern feel throughout. The fully finished basement expands your living space with a huge recreation room, tons of storage, and potential to easily add a fourth bedroom if desired. Enjoy the outdoors in your expansive west facing backyard, complete with a large deck, hot tub, and a gas line for your BBQ — perfect for summer gatherings and relaxing evenings. With a double attached garage, updated finishes, and a prime location close to schools, parks, pathways, and amenities, this Royal Oak gem truly has it all. Book your showing today!