



## 250 Royal Oak Heath Calgary Alberta

\$769,900

Welcome Home to this spacious 2 storey 4-bedrooms home on a quiet Cul-De-Sac location in the well established community of Royal Oak. The spacious foyer, the maple hardwood flooring, the ceramic tiles, the upgraded carpet, the feature 9'ceilings on main makes this house warm & welcoming. Large kitchen with custom stained 42" maple cabinets, granite counter tops, center island with breakfast bar, stainless steel appliances-fridge, electric stove, built-in dishwasher & hood fan. The main floor den/office and a formal dining room with open space to the living room makes it bright and open. 4 generous sized bedrooms including a gorgeous master bedroom with 5-piece bathroom, 3 other good sized bedrooms, a 4-piece bathroom and a convenient laundry room completes the upper level. The undeveloped basement,with 3 large windows and roughed-in plumbing for a full bath is an open canvas awaiting your creativity. The South West facing backyard offers a large composite(maintenance free) deck as well as a ton of natural light and warmth for kids to enjoy playing in. A well cared for family home in a quiet location yet with great access to Country Hills BLVD & STONEY Trail, as well as a short bus ride to TUSCANY LRT station. Minutes to Royal Oak Elementary School and William D. Prat Junior High School. A delightful opportunity for a growing family. (id:6769)

Primary Bedroom 4.37 M x 4.52 M  
 Bedroom 3.37 M x 3.06 M  
 Bedroom 3.45 M x 3.05 M  
 Bedroom 3.37 M x 3.77 M  
 5pc Bathroom 4.88 M x 3.94 M  
 4pc Bathroom 3.33 M x 1.52 M  
 Family room 5.79 M x 4.72 M

Living room 4.77 M x 4.12 M  
 Dining room 3.90 M x 3.18 M  
 Foyer 1.98 M x 4.14 M  
 Kitchen 3.46 M x 4.39 M  
 Breakfast 3.03 M x 15.00 M  
 Office 3.29 M x 2.88 M  
 2pc Bathroom 1.52 M x 1.48 M

Listing Presented By:



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