



50 Royal Oak Drive Calgary Alberta

\$795,000

| OPEN HOUSE: Saturday July 6th 11AM-1PM | A truly remarkable blend of style, design + character in this beautiful 2-Storey home with SOUTHWEST facing backyard + MOUNTAIN VIEWS in ROYAL OAK! Walking distance to Royal Oak Park, schools, shopping, public transit + YMCA Recreation Centre. Great family home boasting over 3078 sqft of fully developed living space with 4 Bedrooms, 2/2 Baths + FULLY FINISHED basement. Welcoming foyer with vaulted ceiling leads to OPEN main floor featuring 9 ft ceilings, spacious living + dining area leading to SOUTHWEST facing backyard, open to MASSIVE kitchen with NEW stainless steel appliances + large granite island with walk-through pantry to garage. Laundry + powder room completes the main level. The upper level features an expansive primary bedroom boasting a 5 pc ensuite with soaker tub, shower, dual vanities, sitting area + large walk-in closet. 3 additional spacious bedrooms, a good size office/flex space + 4 pc bath. Fully developed lower level features a Den/Rec room, Flex room/Gym that can easily be converted to another bedroom + 2 pc bath. Additional upgrades and features: painted walls throughout, huge front yard, BRAND NEW Electric Stove & Dishwasher (2024) + newer Refrigerator (2021). Just steps away from YMCA, shopping, public transit, restaurants + k-6 schools (Royal Oak School & William D Pratt). Easy access to Stoney Trail, Crowchild and 12 Mile Coulee. Exceptional Property. (id:6769)

Recreational, Games room 16.25 Ft x 16.25 Ft
 Den 9.33 Ft x 16.58 Ft
 2pc Bathroom 9.08 Ft x 4.92 Ft
 Furnace 9.17 Ft x 7.67 Ft
 Living room 14.50 Ft x 18.08 Ft
 Kitchen 12.58 Ft x 13.25 Ft
 Dining room 12.50 Ft x 9.92 Ft
 2pc Bathroom 7.92 Ft x 3.00 Ft
 Foyer 5.25 Ft x 9.25 Ft

Laundry room 10.67 Ft x 7.50 Ft
 Primary Bedroom 21.08 Ft x 14.08 Ft
 Other 9.33 Ft x 6.00 Ft
 5pc Bathroom 13.42 Ft x 8.83 Ft
 Bedroom 11.08 Ft x 9.08 Ft
 Bedroom 10.92 Ft x 10.08 Ft
 Bedroom 10.92 Ft x 10.08 Ft
 Office 9.58 Ft x 6.92 Ft
 4pc Bathroom 11.00 Ft x 5.00 Ft

Listing Presented By:



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