



## 207 Royal Oak Bay Calgary Alberta

\$875,000

Nestled on a tranquil street in Royal Oak, this meticulously maintained family home welcomes you with charming stone and shingle accents that hint at the thoughtful design waiting inside. Step through the covered front porch into a bright, open entryway where durable porcelain tile and vinyl plank flooring—a practical choice found throughout the entire home—sets the stage for effortless family living. The front den offers versatile space for a home office or quiet retreat, while the heart of the home unfolds in a stunning open-concept kitchen and living area designed for both everyday family moments and gracious entertaining. Rich cabinetry, gleaming quartz countertops, under-cabinet lighting, and premium stainless steel appliances create a kitchen that's as functional as it is beautiful. The generous island naturally becomes the family gathering place—ideal for quick breakfasts or lingering conversations over coffee. Just steps away, the warm family room centres around a cozy gas fireplace with custom accent lighting that creates an inviting atmosphere for movie nights or quiet evenings together. The adjacent dining nook offers ample space for family meals and celebrations, while the sunroom addition extends your living space through multiple seasons, providing a seamless connection to the outdoors. Practical everyday living is thoughtfully addressed with a stylish two-piece powder room and spacious mud/laundry room offering abundant storage and organization solutions. Upstairs, the bonus room provides a flexible family space for entertainment, play, or relaxation. The serene primary retreat features a spacious bedroom filled with natural light, complemented by a walk-in closet and spa-inspired ensuite with dual sinks, separate shower, and deep soaker tub. Two additional bedrooms and a full bathroom complete this level, providing comfortable space for everyone. The ...

4pc Bathroom 8.33 Ft x 4.92 Ft

Other 8.67 Ft x 2.33 Ft

Bedroom 11.58 Ft x 9.92 Ft

Other 11.17 Ft x 13.25 Ft

Recreational, Games room 13.92 Ft x 20.33 Ft

Furnace 10.00 Ft x 11.33 Ft

Living room 15.00 Ft x 12.08 Ft

Office 10.92 Ft x 9.75 Ft

Sunroom 11.83 Ft x 9.92 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

5pc Bathroom 13.58 Ft x 10.42 Ft

Bedroom 11.67 Ft x 9.92 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

2pc Bathroom 5.00 Ft x 5.00 Ft  
Dining room 12.00 Ft x 10.50 Ft  
Kitchen 15.00 Ft x 14.83 Ft  
Laundry room 7.33 Ft x 12.75 Ft

Bedroom 10.50 Ft x 9.33 Ft  
Bonus Room 15.08 Ft x 13.00 Ft  
Primary Bedroom 13.00 Ft x 14.08 Ft