



## 30 ROYAL OAK Grove Calgary Alberta

\$679,900

WELCOME to this AIR-CONDITIONED 2 Storey HOME that has 1780.34 Sq Ft of Developed Space, 3 Bedroom, 2 1/2 Bathrooms, an Attached Double Garage, + a Deck all on a 4327 LOT in a CUL-DE-SAC in the Community of ROYAL OAK!!! The Curb appeal incl/Trees, Bushes, + a CHARMING Front Entryway w/HARDWOOD Flooring throughout. Inside you will see a 17'1" Ceiling height to the upper floor in the HUGE Foyer w/Coat closet, + stairs leading up/down. There is a 2 pc Bathroom, + Laundry/Mud Room off the garage making it handy to carry in groceries. The OPEN CONCEPT Floor Plan allows movement between the main living areas for flow. The SPACIOUS Living Room is made for ENTERTAINING w/GUESTS or putting your feet up after a long day. A corner Gas Fireplace warms up this area on a chilly night to cuddle up on the couch with a blanket while you read a book. The CHEF'S Style Kitchen has Maple Cabinetry, SS Appliances, a Tiled Backsplash, an Island w/Breakfast Bar for those on-the-go days, + a corner Pantry. The Dining Room is PERFECT for LOVED ONES to share a meal or conversation around the table while making MEMORIES. The door leads out to the Deck to the Backyard. The upper floor has a Bonus Room for Movie/Game nights w/FAMILY, + FRIENDS, there is a 3rd Bedroom, a 4 pc Bathroom incl/Soaker Tub, + a 2nd Bedroom. The Primary Bedroom has a 4 pc EN-SUITE Bathroom incl/Corner SOAKER Tub for soaking in to UNWIND or getting away from the noise of the day, + a WALK-IN Closet. Heading down to the Full Unfinished Basement which has so much potential!!! There is the Family Room, Flex Area, Storage Room, + Utility Room. Just think of this as a BLANK CANVAS to put your mark on for extra Living Space as you grow into it. Whether it's another Recreation area to share LAUGHTER, + FUN or having a HOME Office to using it as an extra Bedroom or 2. This is a GREAT way to make an extension for years to come. ...

Bonus Room 17.92 Ft x 13.08 Ft

Primary Bedroom 14.25 Ft x 12.58 Ft

Other 7.42 Ft x 5.33 Ft

4pc Bathroom 7.83 Ft x 7.42 Ft

Bedroom 9.67 Ft x 9.58 Ft

Storage 7.58 Ft x 5.25 Ft

Furnace 13.17 Ft x 11.50 Ft

Living room 13.92 Ft x 12.75 Ft

Kitchen 12.17 Ft x 11.33 Ft

Dining room 11.92 Ft x 7.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

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**Bedroom** 10.00 Ft x 8.92 Ft  
**4pc Bathroom** 7.92 Ft x 5.42 Ft  
**Family room** 23.92 Ft x 13.42 Ft  
**Other** 11.00 Ft x 5.08 Ft

**Pantry** 3.92 Ft x 3.92 Ft  
**Foyer** 11.42 Ft x 5.00 Ft  
**Laundry room** 8.67 Ft x 5.50 Ft  
**2pc Bathroom** 5.50 Ft x 4.50 Ft