



# 129 Royal Oak Heath Calgary Alberta

\$795,000

This beautiful bungalow offers the perfect balance of solitude and convenience. If you enjoy a more active lifestyle, you'll appreciate the walking paths along Royal Oak Ponds outside the back gate-a serene setting that will inspire your daily walks. All the shops of Royal Oak Centre are conveniently less than a 30-second walk away. Inside the well-maintained bungalow, the front foyer leads you to the formal dining area across from the office. The mudroom offers a generous laundry area with built-in shelving and direct access to the walk-through pantry from the garage. In the kitchen, the skylight keeps the space bright with natural light, complementing the silver granite and new stainless steel appliances, which are still under warranty! The west-facing living room provides a cozy space for a comfortable night by the fireplace. If you venture outside, the private view of the backyard and the ponds from the balcony can be viewed from the virtual tour and are even better in person! The perfect spot to enjoy your calm fall morning coffee, which can also be accessed from the primary bedroom, creating a peaceful oasis. Downstairs is ideal for entertaining, with a full wet bar, flex room, two additional bedrooms, a full bathroom, and a walk-out into the extra large back deck and terraced landscaped backyard. From the backyard, the gate leads directly to the ponds to the left and Royal Oak Centre to the right. The YMCA is a 5-minute drive, the train station is only 10 minutes away, and there's quick or direct access to Country Hills Boulevard, Stoney Trail, Crowchild and TransCanada! Come see why this Royal Oak bungalow is the perfect choice. You'll love living here! (id:6769)

3pc Bathroom 6.67 Ft x 9.00 Ft

Other 11.75 Ft x 8.25 Ft

Bedroom 16.92 Ft x 16.75 Ft

Bedroom 9.92 Ft x 15.58 Ft

Recreational, Games room 29.42 Ft x 19.25 Ft

Furnace 14.83 Ft x 10.67 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

4pc Bathroom 11.00 Ft x 8.83 Ft

Dining room 12.42 Ft x 12.00 Ft

Foyer 14.00 Ft x 8.08 Ft

Kitchen 16.58 Ft x 22.42 Ft

Laundry room 10.42 Ft x 9.08 Ft

Primary Bedroom 14.42 Ft x 13.75 Ft

Listing Presented By:



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