



## 106 Royal Oak Crescent Calgary Alberta

\$799,900

Nestled in the highly sought-after community of Royal Oak, this meticulously maintained two-story family home radiates charm and warmth. The inviting blue exterior and front porch draw you in, offering a welcoming atmosphere from the moment you arrive. Step through the front foyer and into the thoughtfully designed main floor. To the left, you'll find a convenient mudroom and laundry area, as well as a dedicated den or home office space. To the right, a formal dining room awaits, perfect for intimate gatherings and sit-down family meals. Beyond the dining area, the cozy living room features large windows that fill the space with natural light, while a gas fireplace adds both warmth and comfort, making this the perfect space for cozying up with a book. At the heart of the home, the kitchen is functional, with classic light maple cabinetry, stainless-steel appliances (including a newer refrigerator), and a tiered island with barstool seating—ideal for casual gatherings or enjoying pre-dinner appetizers. With a full pantry and ample storage, this kitchen is as practical as it is inviting. Adjacent to the kitchen is a charming breakfast nook, where high ceilings and an abundance of natural light create a serene space to enjoy your morning coffee. Overlooking the pristine backyard, this cozy corner is the perfect perch for watching the kids play or tending to your favorite plants. Open the sliding patio doors to step onto the sun-drenched composite deck—a wonderful spot for outdoor dining and entertainment. The backyard, lovingly maintained over the years, boasts landscaped rundle stone plant beds, perfect for flourishing flowers or even raspberry bushes, as enjoyed by the current owners. The neighboring yards are adorned with mature trees, providing added privacy to this well-loved space. Ascending upstairs, the spacious primary retreat offers an ensuite with dual va...

2pc Bathroom 5.00 Ft x 4.50 Ft  
Breakfast 9.92 Ft x 8.42 Ft  
Dining room 14.33 Ft x 14.17 Ft  
Kitchen 18.50 Ft x 13.00 Ft  
Laundry room 6.00 Ft x 8.83 Ft  
Living room 14.42 Ft x 18.00 Ft

4pc Bathroom 10.83 Ft x 5.17 Ft  
5pc Bathroom 10.42 Ft x 12.25 Ft  
Bedroom 14.58 Ft x 9.92 Ft  
Bedroom 10.83 Ft x 10.08 Ft  
Bedroom 10.92 Ft x 11.67 Ft

Primary Bedroom 17.00 Ft x 13.25 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Office 10.92 Ft x 10.25 Ft

Other 4.92 Ft x 9.92 Ft