



16 Royal Oak Cape Calgary Alberta

\$949,900

OPEN HOUSE SUNDAY SEPTEMBER 7, 2:00-4:30 PM. Wow. Wow. Wow!! This incomparable Royal Oak 2 storey is situated in a coveted location in a quiet cul-de-sac backing to a large serene pond and affords an AMAZING LOCATION close to parks, paths, schools and all district amenities and must be seen. This exquisite family home was built with family and entertaining in mind and boasts an EXPANSIVE OPEN PLAN with a gorgeous CHEF'S KITCHEN with large central Island with breakfast bar, granite counter tops, UPGRADED STAINLESS STEEL APPLIANCES, a walk-in corner pantry and a huge adjacent semi-formal dining area that opens to an EXPANSIVE 2-TIERED VIEW DECK overlooking the pond with natural gas bbq extension and aluminum railings. The main floor also features a LARGE LIVING ROOM with central GAS FIREPLACE, a large flex room or open den, 2 piece powder room, extensive use of hardwood floors, 9 foot ceilings, knock down stipple, upgraded baseboards and casement mouldings, large front entrance and spacious rear entrance from the fully finished DOUBLE ATTACHED GARAGE. Upstairs features three generous sized bedrooms including a TO-DIE-FOR PRIMARY BEDROOM with PANORAMIC VIEW of the ponds plus a 5-pc ensuite with oversized stand-up shower, corner soaker tub with obscure glass window and large walk-in closet. The extraordinary upper level also features a HUGE UPPER BONUS ROOM with dormer windows, another ELEVATED FRONT VIEW DECK and a convenient UPPER LAUNDRY plus an additional 4 pc bath that services the other 2 bedrooms. The basement features a FULLY FINISHED WALK-OUT BASEMENT with large lower patio, 9 foot ceilings, a 4TH BEDROOM (currently used as spa studio) and another full bath PLUS A HUGE FAMILY/RECREATION ROOM, tons of extra storage and a quiet PRIVATE LOWER OFFICE. This incredible home also boasts a huge 5100+ sq foot fully fenced lot that is BEAUTIFULLY LANDSCAPED WITH ...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 4.63 M x 4.08 M

Bedroom 4.13 M x 2.90 M

Bedroom 4.13 M x 2.92 M

Recreational, Games room 7.82 M x 8.35 M

Den 3.08 M x 2.55 M

Furnace 5.14 M x 3.25 M

Kitchen 4.07 M x 3.95 M

Dining room 4.12 M x 3.45 M

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Listing Presented By:



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Bonus Room 5.77 M x 4.10 M

Laundry room 2.51 M x 1.75 M

3pc Bathroom Measurements not available

Bedroom 3.40 M x 3.07 M

Living room 4.78 M x 4.19 M

Office 4.75 M x 3.32 M

2pc Bathroom Measurements not available