



## 160 Royal Oak Heights Calgary Alberta

\$795,000

OPEN HOUSE - SATURDAY SEPT 6 AT 1:00 - 3:30 Thank you in advance for viewing this Royal Oak feature home. This property is in the heart of Royal Oak and has so many great features with many amenities near by. One is the larger lots with no home near on your East side with right of way. Inclusions are: the modern kitchen with an eat on island and timeless granite counter tops. Nearby is a great eating nook for you to enjoy your morning coffee while reading your emails. You will love the bright open spacious floor plan with tall ceilings and larger transom windows letting in plenty of sunlight. The Main floor Includes a family room, laundry room and half bath, -- need separate Dining Area - go it. Need storage between kitchen and dining room is a breakfast/coffee bar and large Walk in pantry. Go upstairs to see a large sized bonus room for office or play area overlooking front entrance, 3 good sized bedrooms, 2 bathrooms including the master with a soaker tub & shower which includes a walk in closet. The lower level has a huge Games/Family room for the kids to enjoy, along with the 4th bedroom & spacious 4 pc bathroom with another tub/shower. Walk to schools , the YMCA, parks and playgrounds , shopping & amenities. A true gem in Royal Oak. Call to book a viewing today. (id:6769)

Primary Bedroom 12.50 Ft x 15.75 Ft

Bedroom 10.50 Ft x 11.00 Ft

Bedroom 9.92 Ft x 11.00 Ft

Family room 12.75 Ft x 17.33 Ft

4pc Bathroom 5.83 Ft x 9.17 Ft

4pc Bathroom 11.08 Ft x 11.33 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 12.25 Ft x 13.17 Ft

Recreational, Games room 27.83 Ft x 17.00 Ft

Living room 13.75 Ft x 17.00 Ft

Laundry room 10.00 Ft x 7.50 Ft

Kitchen 15.25 Ft x 13.00 Ft

Dining room 10.08 Ft x 12.67 Ft

Breakfast 10.00 Ft x 12.67 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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