



222 Royal Oak Place Calgary Alberta

\$785,000

Welcome to this spacious bungalow located on a quiet cul-de-sac in the vibrant, family-friendly community of Royal Oak. Step through the front door into a bright foyer with soaring 10-foot ceilings and a large entry closet, creating an open and airy first impression. To your right, a front office or flex room features tall windows and a glass door, filling the space with natural light. Continue down the hallway to a mudroom with built-in shelving and a laundry area, offering direct access to the attached garage. The kitchen is well-appointed with a full-height tile backsplash, gas stove, raised eating bar, laminate countertops, and a massive walk-in corner pantry. The dining area is surrounded by large windows and opens onto your private balcony through a glass patio door—perfect for outdoor dining and entertaining, complete with a gas BBQ line. The west-facing living room features gleaming hardwood floors, expansive picture windows, and a custom built-in media wall. The main floor is completed by a spacious primary bedroom with a 5-piece ensuite that includes a deep soaker tub, separate shower, dual vanity, and a large walk-in closet. A 2-piece guest bathroom completes the main level. The fully developed walkout basement offers a large recreation space, two additional well-sized bedrooms, a 4-piece bathroom, and a stunning family room with a gas fireplace and custom built-ins. Step outside to a beautifully landscaped backyard with mature trees and shrubs for added privacy, plus a greenhouse for your gardening needs. Convenient access to the YMCA, LRT station, and major routes such as Stoney Trail, Country Hills Blvd, and Crowchild Trail. This home offers the perfect balance of space, privacy, and convenience in one of NW Calgary's most desirable communities. (id:6769)

Family room 17.83 Ft x 17.00 Ft

Recreational, Games room 14.92 Ft x 14.25 Ft

Bedroom 11.50 Ft x 11.17 Ft

Bedroom 11.33 Ft x 9.25 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Kitchen 14.83 Ft x 13.75 Ft

Dining room 14.67 Ft x 9.08 Ft

Foyer 8.75 Ft x 8.00 Ft

Laundry room 9.83 Ft x 7.67 Ft

Other 30.00 Ft x 5.17 Ft

Other 15.67 Ft x 8.92 Ft

Office 11.67 Ft x 8.58 Ft

Primary Bedroom 14.17 Ft x 11.67 Ft

2pc Bathroom 5.42 Ft x 4.75 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.calgaryproperties.info/>



Real Estate Professionals Inc.

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

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

Breakfast 16.67 Ft x 9.92 Ft

5pc Bathroom 9.08 Ft x 8.67 Ft

Living room 18.17 Ft x 13.92 Ft