



## 238 Royal Bay Calgary Alberta

\$799,888

Welcome to your new home in the heart of the desirable community of Royal Oak! This stunning 2-storey residence boasts 4 bedrooms plus a den, 2.5 bathrooms, and a wealth of modern amenities. Nestled on a serene cul-de-sac across from park, this home is just moments away from ridge pathways, offering the perfect blend of tranquility and outdoor adventure. Step into a world of elegance as you enter the foyer, greeted by soaring ceilings, graceful arched entryways, and gleaming Maple hardwood flooring that guides you into the sunlit formal living room adorned with expansive bay windows. This residence seamlessly combines contemporary design with warm and inviting touches, creating a space that exudes both charm and sophistication. The heart of the home lies in the well-appointed kitchen, complete with abundant Maple cabinetry, a corner pantry, and a generously sized breakfast island. The tiled backsplash and granite countertops enhance the modern aesthetic, while the adjacent dining area provides an ideal setting for gatherings and entertaining. The family room is a cozy haven, featuring a fireplace that's perfect for chilly winter evenings. Open the door and step onto the deck, where you can relish summertime moments and create lasting memories with loved ones. Flexibility and functionality meet in the den, a versatile space that can cater to your professional needs as a private home office, a tranquil study area, or an engaging playroom for the kids. A convenient main-floor laundry room and guest bathroom complete this level, ensuring every aspect of your daily life is effortlessly accommodated. Journey to the upper level and discover the expansive master bedroom, awash in natural light and offering a 5-piece ensuite retreat. Pamper yourself in the glass shower enclosure or unwind in the luxurious soaker tub. Step onto the balcony and take in the awe-inspiring mountain

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Bedroom 10.50 Ft x 11.58 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 12.00 Ft x 11.00 Ft

Primary Bedroom 13.67 Ft x 13.92 Ft

5pc Bathroom 5.92 Ft x 14.75 Ft

Living room 9.92 Ft x 13.25 Ft

Dining room 12.00 Ft x 8.67 Ft

Kitchen 17.42 Ft x 14.58 Ft

Pantry 3.67 Ft x 3.58 Ft

Breakfast 9.58 Ft x 4.00 Ft

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Listing Presented By:



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Other 13.25 Ft x 4.92 Ft

Other 8.92 Ft x 5.08 Ft

Bedroom 11.00 Ft x 11.00 Ft

Furnace 7.42 Ft x 10.17 Ft

Other 4.67 Ft x 5.92 Ft

Other 13.25 Ft x 9.92 Ft

Family room 12.92 Ft x 14.58 Ft

Office 10.25 Ft x 8.92 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft