



## 319 Royal Oak Heath Calgary Alberta

\$849,900

Don't miss the rare opportunity to own this home featuring 2 MASTER BEDROOMS! The third bedroom upstairs is conveniently located next to the third full bathroom, offering an excellent layout that includes a bonus room with a vaulted ceiling. The primary master bedroom is also vaulted, impressively spacious, and boasts a generous 5-piece ensuite. All the upstairs bedrooms feature walk-in closets with built-in units. The main floor leaves a stunning first impression with newly refinished hardwood floors throughout. The den/flex area near the front door can serve as a formal guest living, dining, or office space. Beyond the den, an open concept awaits, featuring a massive living-dining-kitchen combo. The kitchen is equipped with newer stainless steel appliances (refrigerator replaced in December 2023), plenty of cupboards, a central island with additional storage, and exquisite granite countertops. The generously sized living area includes a gas fireplace, while the roomy dining area boasts large windows for ample natural light and leads to a private, fenced backyard with a beautiful BBQ brick patio. Completing the main floor is an upgraded 2-piece washroom and a mud+laundry room (dryer replaced in December 2023). The basement is built with an extra sound barrier/insulation and includes a bedroom, an office (convertible to another bedroom), a spacious living/rec area, a dry kitchen, and a beautiful full bathroom. With nearly all the essentials for a basement suite, it provides potential extra income. Additional features include central air conditioning, water softener, a gas line for a future gas stove (if needed), newer carpet (installed in 2021), a concrete sidewalk to the backyard, and more! The double attached garage is extra spacious, and the longer driveway allows for four additional parking spaces or an RV. Enjoy extra privacy at the end of the cul-de-sac, while ...

3pc Bathroom 10.50 Ft x 4.92 Ft

Bedroom 13.92 Ft x 11.00 Ft

Office 10.92 Ft x 8.00 Ft

Recreational, Games room 17.42 Ft x 17.42 Ft

Other 9.75 Ft x 5.58 Ft

Other 9.67 Ft x 8.42 Ft

Laundry room 9.17 Ft x 6.17 Ft

Den 11.33 Ft x 10.67 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Bonus Room 13.50 Ft x 12.83 Ft

Primary Bedroom 16.08 Ft x 15.17 Ft

Bedroom 11.50 Ft x 9.25 Ft

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

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Living room	15.58 Ft x 14.08 Ft	Primary Bedroom	13.83 Ft x 9.92 Ft
Dining room	11.50 Ft x 10.67 Ft	4pc Bathroom	8.00 Ft x 4.92 Ft
Kitchen	11.42 Ft x 11.25 Ft	3pc Bathroom	9.00 Ft x 5.42 Ft
Pantry	3.75 Ft x 3.67 Ft		