



36 Royal Oak Lane Calgary Alberta

\$524,800

This pristine executive-style townhome is perfect for the discerning buyer—just move in! END UNIT | 2-CAR ATTACHED GARAGE | AMPLE PARKING | STUNNING VIEWS! | FULLY FINISHED. Featuring a wonderful design and layout, this is the best model and location in the complex. The extra-large great room boasts soaring two-story ceilings, patio doors leading to a fenced yard, and a cozy gas fireplace. The open-concept kitchen and nook area come equipped with upgraded appliances, stylish tile floors, and fixtures, all while offering views of the park and playground. It's ideal for entertaining, with shaker-style wood cabinets, a spacious pantry, and easy access to the deck—perfect for BBQs! Additional highlights include main floor laundry, an oversized master bedroom, gleaming hardwood floors, and a finished lower-level family room with built-in wall units. Custom storage organizers are in all closets, and the mature landscaping with numerous trees enhances the beauty of this amazing complex. Conveniently located near transit, shopping, schools, parks, and Stoney Trail! (id:6769)

Primary Bedroom 13.75 Ft x 11.83 Ft

Bedroom 12.17 Ft x 11.17 Ft

Bedroom 14.33 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Recreational, Games room 12.00 Ft x 12.08 Ft

Living room 18.25 Ft x 13.92 Ft

Dining room 12.58 Ft x 12.50 Ft

Kitchen 8.58 Ft x 8.58 Ft

Den 11.33 Ft x 9.17 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.PeymanValim.com>



Real Estate Professionals Inc.

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

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