



## 92 Royal Oak Manor Calgary Alberta

\$988,000

Welcome to this Royal Oak beautifully upgraded and meticulously maintained 2-storey gem, offering 2,654 sqft of refined living space above grade. Thoughtfully redesigned with high-end finishes and functional elegance, this home is move-in ready. Perfectly tailored for growing families and entertainers alike! Some highlights include: 4 spacious bedrooms upstairs + bonus room - perfect for family relaxation or a media space, 2.5 luxurious bathrooms, featuring under-vanity lighting, cabinetry with custom interior storage, a private dining room with wood feature wall adding a warm designer touch, soaring ceilings and refinished hardwood floors throughout the main level, a dedicated main floor office with custom wall/built-ins and monitor stand, a chef-inspired kitchen with exquisite cabinetry, peninsula with quartz top, custom built-in storage, tech shelf, sunny breakfast nook and high-end stainless appliances, an oversized, heated double ATT garage with interior access through a fully custom boot room, an upper-level laundry room conveniently connected to the primary bedroom, Lutron smart lighting inside/outside, custom window blinds, and striking wood feature wall. The wide-open basement awaits your personal touch, boasting high ceilings, two high-efficiency furnaces, a tankless water heater, and ample storage space. Enjoy outdoor living with a sunny south-facing backyard, covered deck, and gas line for BBQ - all nestled within a mature, tree-lined yard offering privacy and serenity. Don't miss your chance to own this rare, turnkey property where no detail has been overlooked! Situated steps from parks, pathways, top-rated schools, shopping, restaurants, and transit. Quick access to Stoney Trail and Crowchild Trail (Hwy 1A) ensures seamless connectivity throughout the City. Book your showing today, fall in love and move right in! (id:6769)

Bedroom 11.00 Ft x 11.25 Ft

Bedroom 12.33 Ft x 10.00 Ft

Bedroom 11.00 Ft x 10.17 Ft

Primary Bedroom 17.58 Ft x 15.75 Ft

Laundry room 9.42 Ft x 7.42 Ft

Bonus Room 16.33 Ft x 13.17 Ft

Storage 27.75 Ft x 39.83 Ft

Office 9.83 Ft x 11.83 Ft

Dining room 12.83 Ft x 9.42 Ft

Kitchen 15.92 Ft x 13.75 Ft

Breakfast 9.42 Ft x 8.00 Ft

Living room 13.08 Ft x 13.67 Ft

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Listing Presented By:



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eXp Realty

<http://www.carriepeddie.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Other 10.08 Ft x 6.58 Ft

4pc Bathroom 9.92 Ft x 4.83 Ft

5pc Bathroom 11.00 Ft x 10.50 Ft

2pc Bathroom 6.83 Ft x 6.25 Ft

Other 8.83 Ft x 10.33 Ft