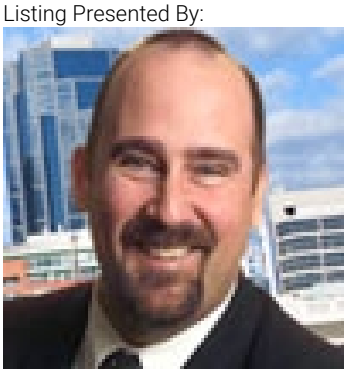


16 Royal oak Heights Calgary Alberta

$850,000

Welcome to 16 Royal Oak Heights NW, a beautifully updated 4-bedroom, 2.5-bathroom home offering the perfect blend of modern upgrades, everyday comfort, and exceptional outdoor living in the highly desirable community of Royal Oak.With over $80,000 invested in recent upgrades and improvements, this meticulously maintained home showcases true pride of ownership, with thoughtful enhancements both inside and out.From the moment you step inside, you'll appreciate the bright, inviting atmosphere, complemented by updated flooring throughout (2025), modern light fixtures, and stylish finishes that create a warm and welcoming space for both everyday living and entertaining.The beautifully refreshed kitchen features elegant quartz countertops, updated tile, a stainless steel sink and faucet, modern cabinetry hardware, and a new dishwasher (2025). These thoughtful updates bring a fresh, contemporary feel to the heart of the home. The upgrades continue into the primary ensuite, where quartz countertops, updated tile, dual porcelain sinks, new faucets, and modern fixtures create a refined and relaxing retreat.Beyond its stylish interior, this home offers significant investments in comfort, efficiency, and long-term peace of mind. Major improvements include a new furnace (2026), central air conditioning (2023), and a new hot water tank (2022). Additional updates include a replaced living room window, two new toilets (2025), updated lighting in select areas, and professional fireplace inspection and maintenance.Step outside and discover a backyard designed for making the most of Calgary's warmer months. The impressive cedar deck, completed in 2022, provides an exceptional space for summer BBQs, outdoor dining, and entertaining family and friends. Newly planted spruce trees add natural beauty and growing privacy, creating an inviting outdoor retreat you'll enjoy for years to come....

Listing Presented By:



Originally Listed by:
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4pc Bathroom 8.17 Ft x 6.08 Ft

Bedroom 12.42 Ft x 13.33 Ft

Bedroom 10.25 Ft x 12.33 Ft

Bedroom 15.08 Ft x 12.83 Ft

Recreational, Games room 12.83 Ft x 7.58 Ft

Storage 12.83 Ft x 7.58 Ft

5pc Bathroom 13.42 Ft x 11.67 Ft

Breakfast 8.67 Ft x 7.92 Ft

Dining room 11.75 Ft x 13.00 Ft

Kitchen 18.08 Ft x 15.00 Ft

Living room 13.92 Ft x 15.92 Ft

Office 10.00 Ft x 10.92 Ft

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Furnace 17.83 Ft x 15.33 Ft

2pc Bathroom 4.92 Ft x 5.25 Ft

Primary Bedroom 11.92 Ft x 13.83 Ft

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