

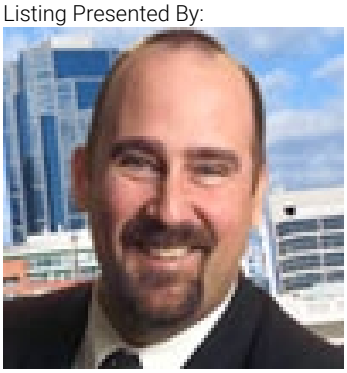
160 Royal Oak Heights Calgary Alberta

$749,900

Welcome to this exceptionally well maintained former show home in Royal Oak, offering over 2,300 sq. ft. above grade, a fully developed basement and a massive 6,854 sq. ft. lot, a size that is increasingly difficult to find in Calgary. Bright, spacious and thoughtfully laid out, the main floor features high ceilings, large windows, hardwood flooring, built in speakers and a comfortable living room with gas fireplace. The kitchen offers granite countertops, a centre island, plenty of cabinetry and a large walk in pantry, with an adjoining breakfast nook plus a separate dining room. Main floor laundry and a half bath complete this level. Upstairs you will find a large bonus room, three well sized bedrooms and two full bathrooms, including a spacious primary suite with walk in closet and ensuite featuring a soaker tub and separate shower. The fully developed basement provides even more living space with a huge recreation and family room, fourth bedroom, full bathroom and a theatre sound system, making it a great space for movies and entertaining. Outside, the oversized fenced backyard is a true standout, offering an incredible amount of space for kids, pets, entertaining or simply enjoying your own backyard, with electrical already in place for a future hot tub. An attached double garage and driveway provide plenty of parking. Ideally located close to schools, parks, playgrounds, shopping and the Shane Homes YMCA at Rocky Ridge. A spacious, exceptionally clean and well cared for home on one of the larger lots you will find in Royal Oak. (id:6769)

4pc Bathroom 5.67 Ft x 9.17 Ft
4pc Bathroom 11.08 Ft x 11.42 Ft
Bedroom 10.50 Ft x 11.08 Ft
Bedroom 9.92 Ft x 11.00 Ft
Family room 12.83 Ft x 17.33 Ft
Primary Bedroom 12.50 Ft x 15.75 Ft
4pc Bathroom 8.50 Ft x 5.00 Ft
Bedroom 12.25 Ft x 13.17 Ft
Recreational, Games room 27.83 Ft x 17.00 Ft
2pc Bathroom 5.07 Ft x 5.00 Ft
Dining room 10.08 Ft x 12.75 Ft
Kitchen 18.00 Ft x 13.00 Ft
Laundry room 7.08 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

https://www.ryangillard.ca/

RE/MAX Realty Professionals

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