

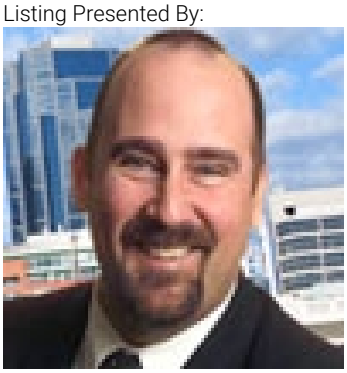
176 Royal Oak Terrace Calgary Alberta

$699,000

Beautifully maintained two-storey home in Royal Oak with 4 bedrooms, 3 full baths plus a powder room, and roughly 2,200 sq ft of developed space (1,676 above grade plus approx. 525 sq ft finished basement with egress windows). The oversized double attached garage is insulated, drywalled and heated, with overhead storage, a work bench and room for a full-size truck.A fully owned 27 panel solar system (11,000 kWh estimated annual production) helps offset utility costs, while central air conditioning and an updated high efficiency furnace keep the home comfortable. Inside are hardwood, tile, carpet and vinyl plank flooring, recessed lighting, a kitchen island, main floor laundry and a tile-framed gas fireplace in the living room. The upper level family room adds flexible living space, and the primary bedroom features a four-piece ensuite with a soaker tub.The private west-facing yard includes a deck, hot tub, large shed, established trees and automated underground sprinklers. A convenient location with the YMCA, schools and shopping close by, plus quick access to Stoney Trail and Crowchild Trail for easy commuting. (id:6769)

Family room 12.83 Ft x 15.42 Ft
Primary Bedroom 11.25 Ft x 14.25 Ft
4pc Bathroom 8.92 Ft x 10.17 Ft
Bedroom 11.17 Ft x 10.75 Ft
Bedroom 11.25 Ft x 10.00 Ft
4pc Bathroom 7.33 Ft x 4.92 Ft
Recreational, Games room 11.58 Ft x 14.42 Ft
Bedroom 11.67 Ft x 14.33 Ft
3pc Bathroom 5.58 Ft x 7.92 Ft
Furnace 12.75 Ft x 8.92 Ft
Living room 11.83 Ft x 15.75 Ft
Kitchen 15.58 Ft x 15.83 Ft
Dining room 8.92 Ft x 8.17 Ft
2pc Bathroom 4.83 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

https://www.mikemctavish.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca