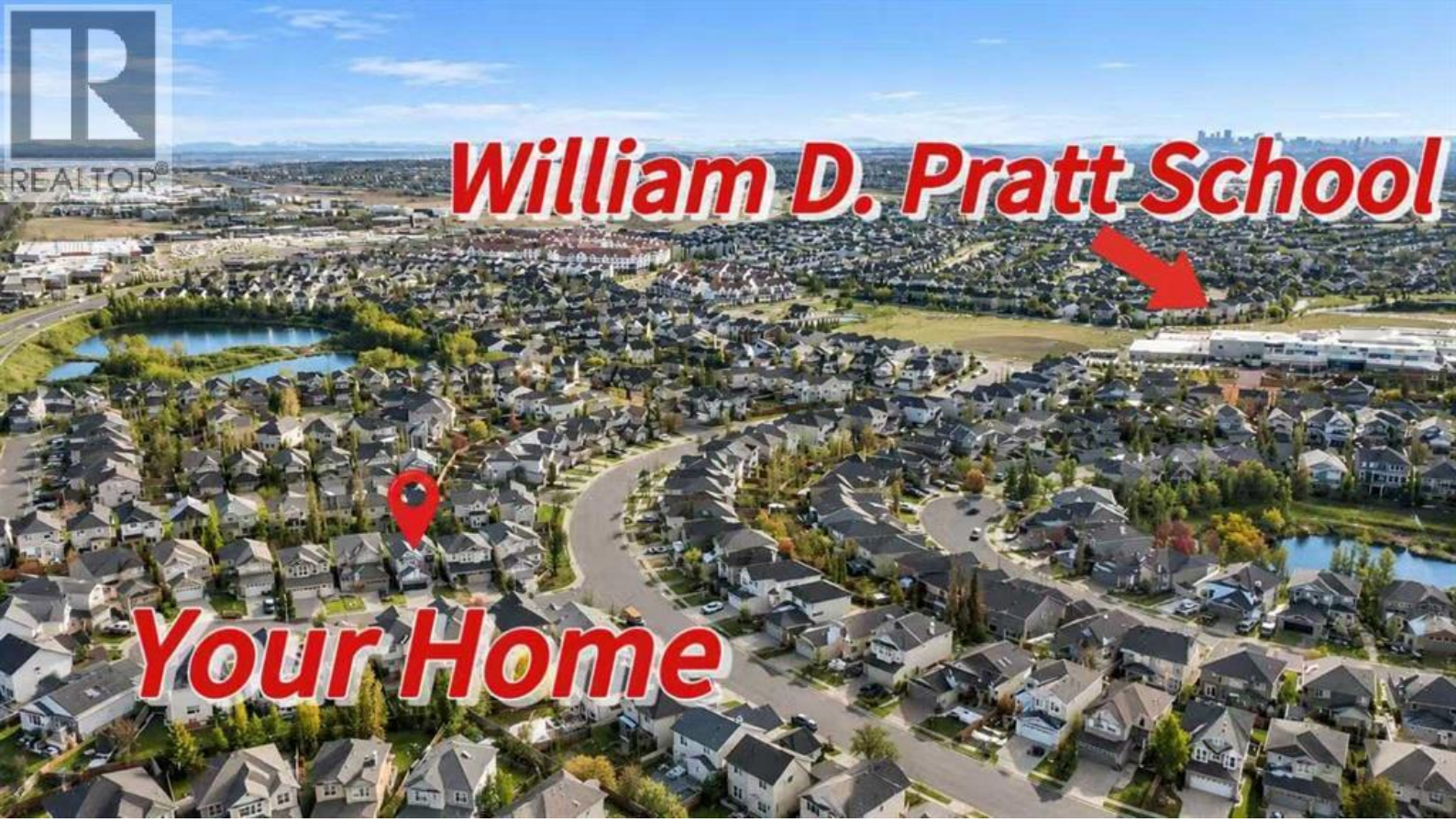


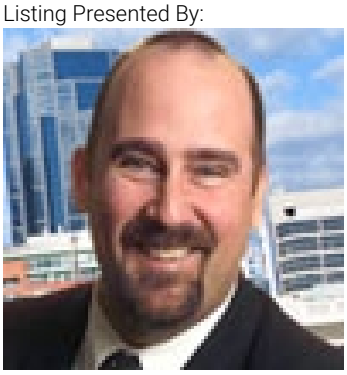
210 Royal Oak Bay Calgary Alberta

$809,990

WALKING DISTANCE TO SCHOOLS | MASSIVE PRIMARY BEDROOM SUITE | NEWLY DEVELOPED BASEMENT WITH TWO LARGE RECREATION AREAS | MAIN FLOOR HOME OFFICE | OVER 3,100 SQ.FT. OF DEVELOPED LIVING SPACE | DOUBLE ATTACHED GARAGE -- Welcome to this exceptional family home in the highly desirable community of ROYAL OAK, offering the perfect combination of space, functionality, and convenience! Ideally located within walking distance to schools, parks, and playgrounds, this beautiful two-storey home offers over 3,100 SQ.FT. OF DEVELOPED LIVING SPACE, including 2,250 sq.ft. above grade. Step inside to discover a bright, open-concept main floor featuring 9-FOOT CEILINGS, beautiful hardwood flooring, and abundant natural light. The spacious living room features a cozy fireplace and flows seamlessly into the kitchen, complete with generous cabinetry, a breakfast bar, and a dining area with direct access to the large deck and backyard. A standout feature is the DEDICATED MAIN FLOOR HOME OFFICE, providing an ideal space for working from home, studying, or running a business. A separate laundry room adds everyday convenience. Upstairs, the true showstopper is the MASSIVE PRIMARY BEDROOM SUITE, offering exceptional space for a king-sized bed, additional furniture, and a private sitting area. This impressive retreat features a walk-in closet and SPA-INSPIRED ENSUITE. Two additional spacious bedrooms, a generous bonus room, and another full bathroom complete the upper level. Downstairs, the NEWLY DEVELOPED BASEMENT takes this home's versatility to another level! Featuring TWO MASSIVE RECREATION AREAS, this expansive space offers endless possibilities for a FUTURE HOME GYM, HOME THEATRE, GAMES ROOM, KIDS' PLAYROOM, OR ENTERTAINMENT AREA. With enough room for multiple activities, the basement is designed to grow with your family's needs. An additional bedroom and full bathroom make this level ...

Bedroom 11.58 Ft x 11.83 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Primary Bedroom 12.92 Ft x 22.08 Ft
Bedroom 10.50 Ft x 9.50 Ft
Bedroom 11.58 Ft x 9.92 Ft
4pc Bathroom 13.67 Ft x 15.50 Ft
4pc Bathroom 8.08 Ft x 4.92 Ft
3pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



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