



## 44 Royal Oak Terrace Calgary Alberta

\$862,000

Open House Saturday and Sunday, Dec 16th and Dec 17 from 2:pm 4 pm. Welcome to this beautiful executive WALKOUT 2 Storey home, on a quiet street, backing onto a pristine natural environment reserve and pond area in the prestigious Royal Oak community. This home features a lovely front foyer that flows seamlessly with gleaming hardwood floors & ceramic tiles that grace the main level area. Spacious formal dining room and gorgeous chef's kitchen boast incredible stainless steel appliances with a gas stove, large kitchen island, and granite countertops. Stunning Maple cabinetry offers an abundance of storage space with a corner pantry. The eating nook area provides access to your balcony overlooking the scenic natural surroundings for you to enjoy. Spacious living room with gas fireplace, fantastic open floor plan encourages interaction and ideal for hosting and entertaining. The upper level of this home boasts 3 bedrooms with a 4pc bathroom and a fantastic primary retreat with a spacious walk-in closet, 5pc ensuite, twin vanities, a separate shower, and a soaker tub. Large windows showcasing those incredible views. 2 other great-sized bedrooms for the kids + a bonus room. The walkout basement provides direct access to the ultimate backyard, your own oasis in the city. The basement features a versatile space that holds tremendous potential. This home has been owned by original owners and was built by Jayman Homes. With shopping and C-train only a few minutes away by car and schools nearby. (id:6769)

Other 25.67 Ft x 38.25 Ft  
Furnace 8.75 Ft x 6.33 Ft  
Other 13.92 Ft x 7.58 Ft  
2pc Bathroom 5.08 Ft x 4.92 Ft  
Dining room 13.67 Ft x 9.92 Ft  
Laundry room 6.83 Ft x 8.83 Ft  
Kitchen 13.17 Ft x 13.67 Ft  
Breakfast 12.92 Ft x 10.75 Ft

Living room 14.17 Ft x 18.25 Ft  
Primary Bedroom 16.00 Ft x 12.92 Ft  
4pc Bathroom 8.33 Ft x 5.50 Ft  
Bedroom 11.17 Ft x 10.08 Ft  
Bedroom 10.42 Ft x 9.33 Ft  
5pc Bathroom 12.25 Ft x 9.92 Ft  
Bonus Room 18.75 Ft x 12.67 Ft  
Other 10.50 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

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

**RE/MAX Realty Professionals**

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

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