# \$779,900 - 223 Royal Oak Heights Nw, Calgary

MLS® #A2212481

#### \$779,900

4 Bedroom, 4.00 Bathroom, 2,233 sqft Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning, well-maintained home nestled in the family-friendly community of Royal Oak! Situated on a corner lot, this beautiful two-storey residence boasts an expansive open-concept design and offers approximately 3,300 square feet of thoughtfully designed living space. From the moment you step inside, you'll be captivated by the high ceilings and bright, open layout that perfectly balances comfort and elegance. The gourmet kitchen is equipped with quartz countertops, ample cabinetry, quality appliances, a convenient breakfast bar, and a sunlit dining area that opens onto a spacious deckâ€"perfect for outdoor entertaining. The adjacent family room features a cozy fireplace and oversized windows that flood the space with natural light, creating a warm and inviting atmosphere. Also on the main floor is a den, ideal for a home office, and a formal dining roomâ€"perfect for hosting gatherings. A 2-piece bath room and a separate laundry room add extra convenience to this level. Upstairs, the generous primary bedroom offers a walk-in closet and a luxurious 4-piece ensuite. Two additional well-sized bedrooms, a central bonus room, and another 4-piece bathroom complete the upper level, providing plenty of space for the entire family. The fully developed basement extends your living area with a large entertainment space, a cozy family room, a fourth bedroom, and a 4-piece bathroomâ€"ideal for guests or extended family. Step outside to a beautifully





landscaped backyard, complete with a large deck and mature trees, offering a peaceful retreat and the perfect setting for family gatherings. The property also features a convenient RV gate and parking, allowing for easy access and extra storage or parking options. This home has seen numerous thoughtful upgrades, including a new microwave hood fan (2024), hot water tank (2023), and new roof (2020)â€"adding peace of mind and long-term value. Located within walking distance to local parks and ponds, and just minutes from Renert School, the LRT, Royal Oak Shopping Centre, YMCA, and Crowfoot Town Centre, this home also provides quick access to Country Hills Blvd, Crowchild Trail, and Stoney Trail. Don't miss out on this exceptional opportunityâ€"book your private showing today!

Built in 2005

#### **Essential Information**

MLS® # A2212481 Price \$779,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,233

Acres 0.12

Year Built 2005

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

### **Community Information**

Address 223 Royal Oak Heights Nw

Subdivision Royal Oak

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5V4

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island

Appliances Dishwasher, Dryer, Electric S

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 18

Zoning R-CG

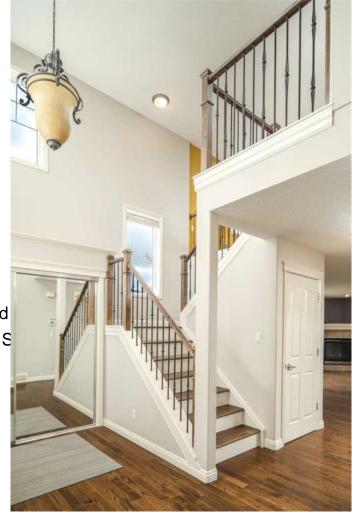
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## **Listing Details**

Listing Office Grand Realty

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