

# \$948,000 - 92 Royal Oak Manor Nw, Calgary

MLS® #A2250710

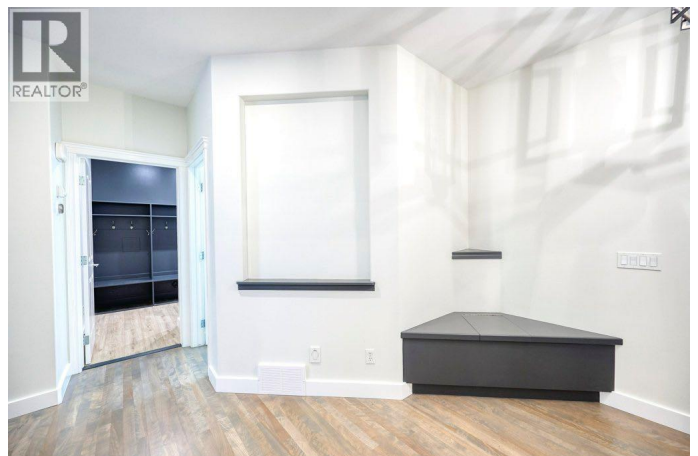
**\$948,000**

4 Bedroom, 3.00 Bathroom, 2,655 sqft

Single Family on 0.10 Acres

Royal Oak, Calgary, Alberta

NEW Price! Welcome to this Royal Oak beautifully upgraded and meticulously maintained 2-storey gem, offering 2,654 sqft of refined living space above grade. Thoughtfully redesigned with high-end finishes and functional elegance, this home is move-in ready. Perfectly tailored for growing families and entertainers alike! Some highlights include: 4 spacious bedrooms upstairs + bonus room – perfect for family relaxation or a media space 2.5 luxurious bathrooms, featuring under-vanity lighting, cabinetry with custom interior storage Private dining room with wood feature wall adding a warm designer touch, soaring ceilings and refinished hardwood floors throughout the main level dedicated main floor office with custom wall/built-ins and monitor stand chef-inspired kitchen with exquisite cabinetry, peninsula with quartz top, custom built-in storage, tech shelf, sunny breakfast nook and high-end stainless appliances oversized, heated double ATT garage with interior access through a fully custom boot room upper-level laundry room conveniently connected to the primary bedroom lutron smart lighting inside/outside, custom window blinds, and striking wood feature wall. The wide-open basement awaits your personal touch, boasting high ceilings, two high-efficiency furnaces, a tankless water heater, and ample storage space. Enjoy outdoor living with a sunny south-facing backyard, covered deck, and gas line for



bbqâ€” all nestled within a mature, tree-lined yard offering privacy and serenity. Donâ€™t miss your chance to own this rare, turnkey property where no detail has been overlooked! Situated steps from parks, pathways, top-rated schools, shopping, restaurants, and transit. Quick access to Stoney Trail and Crowchild Trail (Hwy 1A) ensures seamless connectivity throughout the City. Book your showing today, fall in love and move right in! (id:6289)

Built in 2007

**Essential Information**

Listing #	A2250710
Price	\$948,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,655
Acres	0.10
Year Built	2007
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	92 Royal Oak Manor Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G0B6

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	3

## Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

## Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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