



THE
A-TEAM

**RE/MAX
FIRST**

164 ROYAL OAK Terrace, Calgary T3G 6A6

MLS®#: **A2122174**

Area: **Royal Oak**

Listing Date: **04/17/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,961 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,903**
Low Sqft:
Ttl Sqft: **1,903**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Street Lighting,Rectangular Lot
Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Stucco**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	9`11" x 8`2"
Kitchen	Main	12`3" x 11`8"
Office	Main	8`10" x 9`3"
Bedroom - Primary	Upper	12`2" x 14`3"
Bedroom	Upper	8`10" x 11`3"
5pc Ensuite bath	Upper	10`2" x 11`6"
Game Room	Basement	8`11" x 18`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`8" x 14`1"
Laundry	Main	8`6" x 12`11"
2pc Bathroom	Main	5`4" x 5`2"
Bedroom	Upper	12`8" x 9`9"
Family Room	Upper	12`6" x 17`8"
4pc Bathroom	Upper	8`10" x 5`3"
Bedroom	Basement	12`0" x 9`1"

Furnace/Utility Room	Basement	7`8" x 15`1"	3pc Bathroom Legal/Tax/Financial	Basement	7`8" x 5`2"
Title: Fee Simple Legal Desc:		Zoning: R-C2			
	0610521			Remarks	
Pub Rmks:	<p>Welcome to your rare opportunity to own a NEWER CUSTOM BUILT HOME (2021) in the esteemed, established community of Royal Oak! This stunning home boasts over 2,600 sq ft of meticulously crafted, developed living space, and seamlessly blends luxury, practicality, and opulence. Step inside to an inviting foyer leading to a main floor office with barn door, setting the stage for productivity and inspiration. The spacious and open main floor plan is perfect for family gatherings and entertaining, and features luxury vinyl plank flooring, upgraded light fixtures, and built-in speakers. The heart of the home is the thoughtfully appointed kitchen—a chef's dream with upgraded appliances, an extended island with extra storage, full-height cabinetry with soft-close features, and quartz countertops. A walk-through pantry, laundry room with sink, and a sleek half bath completes the main floor. Upstairs, retreat to a generous bonus room equipped with built-in surround sound speakers, along with two spacious secondary bedrooms and a main bathroom. The sumptuous primary suite boasts built-in speakers, a walk-through closet, and an upgraded 5-piece ensuite featuring a luxurious shower with rain shower head, wand, and massage jets. The fully finished basement offers even more space to unwind with additional built-in speakers, a spacious rec room with a convenient alcove, a fourth bedroom, and another full bathroom. Outside of the home offers a garage with Polyaspartic Coated floor and stairs, and a spacious, treed yard perfect for enjoying the warmer days. Even better? Built in speakers are added bonuses in these areas as well! Additional exterior upgrades include durable and visually striking stucco exterior and an aluminum roof, both of which will offer longevity and resilience against the test of time and elements throughout years and seasons. This home has too many additional upgrades to list including Bosch appliances, top-of-the-line Kinetico water treatment system, a security system, large shed with hardy board siding, and so much more! Be sure to ask your agent for a full list of upgrades available in the supplements. Royal Oak is a coveted family-oriented community featuring nearby schools, LRT station, Shane Homes YMCA, shopping, and easy access to the mountains and major roadways. Lovingly maintained, thoughtfully and extensively upgraded, this rare opportunity awaits you! Welcome home.</p>				
Inclusions: Property Listed By:	<p>Alarm/Security System, Window Blinds, TV Mount in Bonus Room Real Broker</p>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













Date: April 9, 2024
Property Type: Two Storey
Basement: 726 sq ft/ 67.35 sq m2
Main Floor: 877 sq ft/ 81.47sq m2
Upper Floor: 1026 sq ft/ 95.31 sq m2

Total RMS: 1903 sq ft/ 176.79 sq m2

*** All Measurements adhere to RECA and RMS standards ***

Linda Lukindo



