



THE
A-TEAM

**RE/MAX
FIRST**

129 ROYAL OAK Heath, Calgary T3G 0B5

MLS®#: **A2138558**

Area: **Royal Oak**

Listing Date: **06/06/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,517**
Low Sqft:
Ttl Sqft: **1,517**

DOM

24
Layout
Beds: **3 (1 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,167 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 5`0"	4pc Ensuite bath	Main	10`11" x 12`3"
Dining Room	Main	12`6" x 12`1"	Foyer	Main	9`5" x 5`6"
Kitchen	Main	16`6" x 22`7"	Laundry	Main	10`6" x 9`2"
Living Room	Main	12`11" x 15`1"	Bedroom - Primary	Main	14`6" x 13`11"
3pc Bathroom	Basement	6`9" x 9`1"	Other	Basement	11`10" x 8`3"
Bedroom	Basement	10`1" x 15`6"	Bedroom	Basement	17`0" x 16`10"
Game Room	Basement	29`9" x 18`2"	Furnace/Utility Room	Basement	14`10" x 10`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0710108

Remarks

Pub Rmks: **** Open House, Sunday, June 23, 2024, 1:00 PM - 3:00 PM ** Welcome to your oasis in the heart of Royal Oak! Nestled in one of the most sought-after communities in the northwest, this rare gem boasts single-level living at its finest—a bungalow that seamlessly blends the indoors with the outdoors. The open-concept main floor design welcomes you with warmth and charm, offering the perfect setting for both relaxation and entertainment. You'll be impressed by the gourmet kitchen featuring granite counters and brand-new stainless appliances, complemented by a convenient walk-through pantry that makes meal prep a breeze. The entire home has been updated with fresh paint and carpets, and bathrooms complete with quartz countertops, you'll feel the elegance in every corner of this home. With three bedrooms and three full baths, including a luxurious primary suite, this home offers ample space for families of all sizes to thrive. With groceries and restaurants just a leisurely stroll away in the Royal Oak Centre, culinary delights are always within reach. Enjoy the serenity of nature right in your backyard, as this home backs onto the tranquil Royal Oak Ponds. With a west-facing yard offering breathtaking views of the mountains, you'll look forward to the colorful daily sunsets. But the outdoor beauty doesn't stop there—step into your very own multi-level backyard oasis, where lush gardens and built-in seating areas beckon you to unwind and soak in the peaceful surroundings among the trees. Don't miss your chance to own this piece of paradise in Royal Oak. Call today!**

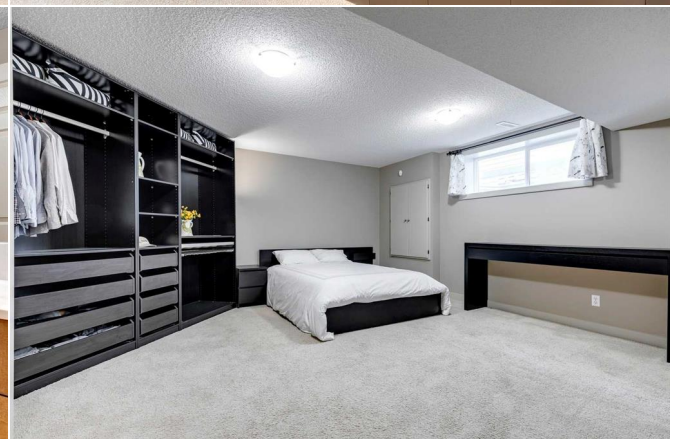
Inclusions: **N/A**
Property Listed By: **Real Broker**

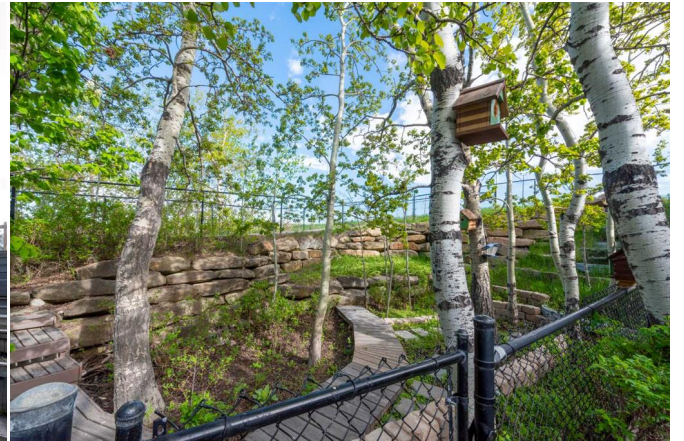
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













129 Royal Oak Heath NW, Calgary, AB

Main Floor Exterior Area 1517.47 sq ft
Interior Area 1452.32 sq ft
Excluded Area 420.46 sq ft



0 5 10
ft

PREPARED: 2024/6/20



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



129 Royal Oak Heath NW, Calgary, AB

Basement (Below Grade) Exterior Area 1415.51 sq ft
Interior Area 1360.51 sq ft



0 5 10
ft

PREPARED: 2024/6/20



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

