

96 ROYAL OAK Manor, Calgary T3G 0B6

MLS®#: **A2165923** Area: **Royal Oak** Listing Date: **09/19/24** List Price: **\$775,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,305 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached,Enclosed,Front Drive**

DOM

62
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks,Separate Entrance**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|----------|---------------|
| Living Room | Main | 13`1" x 17`0" | Kitchen | Main | 13`3" x 10`2" |
| Dining Room | Main | 10`9" x 11`11" | Game Room | Basement | 14`3" x 16`3" |
| Bedroom - Primary | Upper | 15`0" x 11`11" | Bedroom | Upper | 10`10" x 9`9" |
| Bedroom | Upper | 9`7" x 10`10" | Bedroom | Basement | 9`1" x 16`11" |
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 5pc Ensuite bath | Upper | | 3pc Bathroom | Basement | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0710108

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this beautiful 2-storey home in the family-friendly community of Royal Oak! Nestled in a quiet neighbourhood, it features a finished walk-out basement and is within walking distance to schools, shopping centers, and transit. As you step inside, you're greeted by 9-foot ceilings, an open floor plan, and classic hardwood flooring. The spacious living room boasts a cozy gas fireplace and a large southeast-facing window that floods the space with natural light. Upstairs, you'll find the master retreat, complete with a 5-piece en-suite that includes a luxurious soaker tub, a stand-up shower, and a large walk-in closet. There's also a bonus room with northwest-facing views and two more generously sized bedrooms. The walk-out basement offers extra living space designed for relaxation and entertainment, including a fourth bedroom and a 4-piece bathroom. This home is conveniently located near parks, schools, shopping centers, and the YMCA, and offers quick access to major routes. Water Tank (2021), Dishwasher (2024)**

Inclusions:
Property Listed By: **Trampoline
Top Producer Realty and Property Management**

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







