



THE
A-TEAM

**RE/MAX
FIRST**

96 ROYAL OAK Manor, Calgary T3G 0B6

MLS®#: **A2165923** Area: **Royal Oak** Listing Date: **09/19/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$19k, 01-Oct** 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**

Finished Floor Area

Abv Sqft: **1,989**
 Low Sqft:
 Ttl Sqft: **1,989**

DOM

40
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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks,Separate Entrance**
 Utilities:

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







