



THE
A-TEAM

**RE/MAX
FIRST**

129 ROYAL OAK Heath, Calgary T3G 0B5

MLS®#: **A2168988** Area: **Royal Oak** Listing Date: **09/26/24** List Price: **\$795,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **6,167 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,512**
 Low Sqft:
 Ttl Sqft: **1,512**

DOM

33
Layout
 Beds: **3 (1 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Many Trees,Private,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Kitchen Island,See Remarks,Separate Entrance,Stone Counters,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`1" x 4`11"
Dining Room	Main	12`5" x 12`0"
Kitchen	Main	16`7" x 22`5"
Bedroom - Primary	Main	14`5" x 13`9"
Other	Basement	11`9" x 8`3"
Bedroom	Basement	9`11" x 15`7"
Furnace/Utility Room	Basement	14`10" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	11`0" x 8`10"
Foyer	Main	14`0" x 8`1"
Laundry	Main	10`5" x 9`1"
3pc Bathroom	Basement	6`8" x 9`0"
Bedroom	Basement	16`11" x 16`9"
Game Room	Basement	29`5" x 19`3"

Title: **Fee Simple**
Legal Desc: **0710108**

Zoning: **R-CG**

Remarks

Pub Rmks: **This beautiful bungalow offers the perfect balance of solitude and convenience. If you enjoy a more active lifestyle, you'll appreciate the walking paths along Royal Oak Ponds outside the back gate-a serene setting that will inspire your daily walks. All the shops of Royal Oak Centre are conveniently less than a 30-second walk away. Inside the well-maintained bungalow, the front foyer leads you to the formal dining area across from the office. The mudroom offers a generous laundry area with built-in shelving and direct access to the walk-through pantry from the garage. In the kitchen, the skylight keeps the space bright with natural light, complementing the silver granite and new stainless steel appliances, which are still under warranty! The west-facing living room provides a cozy space for a comfortable night by the fireplace. If you venture outside, the private view of the backyard and the ponds from the balcony can be viewed from the virtual tour and are even better in person! The perfect spot to enjoy your calm fall morning coffee, which can also be accessed from the primary bedroom, creating a peaceful oasis. Downstairs is ideal for entertaining, with a full wet bar, flex room, two additional bedrooms, a full bathroom, and a walk-out into the extra large back deck and terraced landscaped backyard. From the backyard, the gate leads directly to the ponds to the left and Royal Oak Centre to the right. The YMCA is a 5-minute drive, the train station is only 10 minutes away, and there's quick or direct access to Country Hills Boulevard, Stoney Trail, Crowchild and TransCanada! Come see why this Royal Oak bungalow is the perfect choice. You'll love living here!**

Inclusions: **Window Coverings - (All)**
Property Listed By: **One Percent Realty**

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