



THE
A-TEAM

**RE/MAX
FIRST**

356 ROYAL OAK Heights, Calgary T3G5S4

MLS®#: **A2174309** Area: **Royal Oak** Listing Date: **10/21/24** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **7,179 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,809**
 Low Sqft:
 Ttl Sqft: **1,809**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Landscaped, Pie Shaped Lot**
 Park Feat: **Double Garage Attached, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, See Remarks, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings**
 Int Feat: **Bar, High Ceilings, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4'7" x 5'6"	Dining Room	Main	11'11" x 8'1"
Kitchen	Main	11'11" x 10'11"	Laundry	Main	8'6" x 5'6"
Living Room	Main	13'1" x 14'0"	3pc Ensuite bath	Second	8'6" x 6'10"
4pc Bathroom	Second	5'4" x 7'9"	Bedroom	Second	8'11" x 11'9"
Bedroom	Second	10'4" x 9'8"	Family Room	Second	18'0" x 13'8"
Bedroom - Primary	Second	14'4" x 13'1"	3pc Bathroom	Basement	7'10" x 7'3"
Other	Basement	4'8" x 6'4"	Bedroom	Basement	10'9" x 11'9"

Game Room

Basement

20`3" x 12`7"

Furnace/Utility Room
Legal/Tax/Financial

Basement

15`11" x 13`8"

Title:
Fee Simple
Legal Desc:

0410692

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 356 Royal Oak Heights NW, a spacious and beautifully maintained home located directly across the street from the YMCA. This 3+1 bedroom, 3.5 bath property offers 1,808 sq ft of above-ground living space, plus an additional 700 sq ft in the fully developed basement. Situated on a massive lot, it features an oversized double garage (heated, with a 16x8 door), RV parking, a large deck, and underground sprinklers. Recent upgrades include a 2-year-old furnace, roof, and air conditioner. The basement is perfect for entertaining with a rec room and bar, while the security system adds convenience and piece of mind to this must-see property. Parks, schools and strong sense of community makes this home highly desirable. Call Today as this home will not last.**

Inclusions:
Property Listed By:

shed
Greater Property Group

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





