



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 ROYAL OAK Grove, Calgary T3G5P3**

MLS®#: **A2182325** Area: **Royal Oak** Listing Date: **12/05/24** List Price: **\$824,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2003** Abv Sqft: **2,038**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,327 sqft** Ttl Sqft: **2,038**  
 Lot Shape:

DOM

**16**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**  
 Sewer: Ext Feat: **Balcony,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 12`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`0" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 13`2"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`1" x 13`9"</b>
<b>Living Room</b>	<b>Upper</b>	<b>17`7" x 11`8"</b>	<b>Living Room</b>	<b>Basement</b>	<b>25`11" x 17`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 5`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 9`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 9`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 10`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	

4pc Bathroom

Basement

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**0310737**

Remarks

Pub Rmks: **Welcome to this beautiful 2-storey home in the sought-after community of Royal Oak! A master-built Jayman home featuring loads of stunning upgrades! Step inside and be greeted by 9' ceilings, extensive hardwood flooring and large oversized windows. The chef's kitchen featuring stainless steel appliances and gorgeous cherry cabinets has been fully extended wall to wall. Entertaining friends, family and guests is a joy with a spacious living room, breakfast nook and a formal dining room all situated on the main level. A mud room with a NEWER washer/dryer (2023) leading to your spacious double attached garage and a 2-pc bathroom complete this level. Take in the beautiful wood railings as you head upstairs to the 2nd level! Featuring a large bonus room with wrap around windows for plenty of natural light, built-in bookcases and 3 generously sized bedrooms, this home has all the space for your familys needs! The primary ensuite features a deep 6' soaker tub, a separate shower enclosure and dual vanities. Another 4-pc bathroom is also located on the 2nd level. The WALK-OUT basement is completely developed with hardwood flooring, built-in cabinets and sink (can easily be suited in the future), a fourth bedroom and another full bath. The backyard has an upper level balcony with modern and sleek glass railings and a lower level stamped concrete deck. Other notable UPGRADES include: NEWER roof (2018), NEW light fixtures (2024) and the home has been FRESHLY painted. Situated on a quiet cul-de-sac and backing on to a walking / biking path, this home offers privacy and comfort. Located close to the K-4 Royal Oak school, William D. Pratt middle school, the Country Hills shopping plaza, the Rocky Ridge YMCA, Calgary public library and with easy access to the rest of the city via Stoney Trail, this home is a must-see! Call to book your private showing today.**

Inclusions:  
Property Listed By:

**Basement range hood  
eXp Realty**

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











