



THE
A-TEAM

**RE/MAX
FIRST**

154 ROYAL OAK Green, Calgary T3G 6A7

MLS®#: **A2188516** Area: **Royal Oak** Listing Date: **01/17/25** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,962 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,051**
 Low Sqft:
 Ttl Sqft: **2,051**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Side,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Courtyard,Fire Pit,Lighting,Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Humidifier,Microwave,Oven-Built-In,Range Hood,Tankless Water Heater,Warming Drawer,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Basement	0`0" x 0`0"	Storage	Basement	0`0" x 0`0"
Laundry	Main	5`10" x 5`9"	Den	Main	11`4" x 9`4"
Foyer	Main	5`2" x 4`11"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	14`11" x 11`11"	Dining Room	Main	10`0" x 9`11"
Kitchen	Main	13`2" x 13`0"	Bedroom	Upper	12`3" x 8`11"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	11`11" x 8`11"
Bedroom	Basement	11`1" x 9`2"	3pc Bathroom	Basement	0`0" x 0`0"

Office
2pc Bathroom

Basement
Main

10`8" x 7`3"

Game Room

Basement

16`2" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
R-CG

0512726

Remarks

Pub Rmks: **ABSOLUTELY ONE OF THE FINEST RENOVATED HOMES THAT ROYAL OAK CAN OFFER! "Hot New Posting" is a newly renovated Jayman BUILT home with an extensive list of upgrades and superior quality, with over 3000+ square feet of luxurious living. Rich curb appeal with architectural features - high roof peaks, covered entry, wood shake details, brackets, oversized two-car garage, full driveway, river stone, and south-facing front elevation. This is a must-see home! Chef's dream kitchen includes wood panel ceilings, spectacular granite countertops throughout, full-height custom white cabinets with molding & extension trims, KitchenAid stainless steel six burner cooktop + built-in fridge + microwave + oven + warmer drawer, ceiling high tile backsplash, oversized central island with corner posts detail, wall pantry, customized drawers with accessories & soft close and a large breakfast nook with 11' ceilings. The main floor layout includes a front flex room with a wall of custom cabinets + lockers, a large family room with a bespoke river stone, log mantel(s), gas fireplace, and TV niche. Plus, a laundry room with more storage. Upstairs features three oversized bedrooms. The primary bedroom offers a large walk-in closet with custom cabinetry and a spa-like ensuite with a soaker tub & separate shower. The fully finished basement includes a supersized family room, a modern full bath with a tile shower + heated floors, a bedroom, a flex room, a storage room, and a utility room with a mechanical area. In addition, the large backyard oasis offers an entertainer's dream setup with a 15' x 13' deck with gas fire table, mature trees for privacy and shade coverage, a custom shed, and a fully fenced yard. Other impressive updates include white oak wide plank flooring throughout (carpet on staircases only), modern trims/casings/baseboards and doors, Electrical switches + plugs, LED light & plumbing fixtures, built-in speakers, newer washer + dryer, tankless water heater (Navien) and newer high-efficiency furnace. Call your friendly REALTOR(R) to book your viewing now. Come and start living the dream!**

Inclusions: **patio gas fire table, dog run, built-in speakers, garage shelving and storage, shed garage fridge**

Property Listed By: **Jayman Realty Inc.**

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

154 ROYAL OAK GREEN NW
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 MAIN LEVEL (AGL) - 979.81 Sq Ft / 81.02 sq ft
 UPPER LEVEL (AGL) - 1071.25 Sq Ft / 109.84 sq ft
 TOTAL ABOVE GRADE RMS SIZE - 2051.34 Sq Ft / 190.86 sq ft
 BASEMENT DEVELOPED AREA (AGL) - 783.32 Sq Ft / 72.77 sq ft
 BASEMENT UNDEVELOPED AREA (AGL) - 106.46 Sq Ft / 9.26 sq ft
 TOTAL AGED AREA - 2031.15 Sq Ft / 201.88 sq ft











