



THE
A-TEAM

**RE/MAX
FIRST**

110 ROYAL OAK Point, Calgary T3G 5C6

MLS® #: **A2195466** Area: **Royal Oak** Listing Date: **02/28/25** List Price: **\$1,100,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **5,478 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,282**
 Low Sqft:
 Ttl Sqft: **2,282**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,See Remarks,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	13`0" x 10`1"
Kitchen	Main	15`0" x 16`0"	Laundry	Main	9`6" x 6`11"
Living Room	Main	15`10" x 14`0"	Office	Main	10`6" x 10`7"
4pc Bathroom	Upper	9`9" x 5`0"	4pc Ensuite bath	Upper	10`2" x 10`6"
Bedroom	Upper	13`3" x 9`5"	Bedroom	Upper	9`9" x 13`11"
Bonus Room	Upper	19`0" x 15`5"	Bedroom - Primary	Upper	15`2" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013239

Zoning:
R-CG

Remarks

Pub Rmks:

From the moment you arrive, this home feels welcoming. The inviting front porch is the perfect spot to pause with your morning coffee, setting the tone for the warmth and charm that awaits inside. Extensively renovated with thoughtful updates throughout, this home balances style and function in the best way. Wide-plank white oak flooring stretches throughout, adding a sense of flow and character. To the right, French doors open to a private den—whether you're working from home or curling up with a book, this space offers just the right balance of privacy and connection. At the back of the home, the view takes centre stage. Large windows flood the space with natural light, drawing your eye to the treed green-space beyond. In the family room, a floor-to-ceiling stone fireplace anchors the space, perfect for cozy evenings by the fire while still feeling connected to the heart of the home. The kitchen is both beautiful and practical, designed for gathering and everyday living. Charcoal cabinetry, white subway tile, and granite counters create a timeless feel, while the oversized island invites conversation over coffee or a glass of wine. Cooking here is a pleasure, with stainless steel appliances—including a five-burner gas stove with a double oven—and thoughtful details like pull-out spice drawers that make meal prep a breeze. Just beyond, the dining nook is bright and inviting, with a statement pendant light fixture adding a touch of style. From here, you can take in the backyard views and watch the seasons change through the expansive windows. Upstairs, the home continues to impress. A bright and airy bonus room offers a comfortable retreat for movie nights, playtime, or simply unwinding at the end of the day. The primary suite is a peaceful escape, where mornings begin with the soft glow of light filtering through the trees, and in the distance, you can even spot the copper roof of the YMCA. The ensuite is designed for relaxation, featuring a soaker tub, an oversized shower, and a walk-in closet that makes organizing easy. Two additional bedrooms and a full bathroom complete the second floor. The unfinished basement is a blank canvas, ready to be transformed into whatever suits your needs—whether that's a home gym, media room, or extra living space. Outside, the backyard feels like an extension of the green-space beyond. The deck is ready for summer BBQs, while the yard, complete with a sprinkler system, offers space to play, garden, or simply enjoy the serenity of nature. With a back gate leading directly to the green-space, it's easy to step outside and explore. With nature at your doorstep and the convenience of shopping, restaurants, and the YMCA just minutes away, this home offers the best of both worlds—privacy, space - and where everyday life feels just a little more special.

Inclusions:
Property Listed By:

**Hoodfan, Garage Opener with Remote Controls
Real Broker**

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









