

## 36 Royal Oak Lane NW Calgary, Alberta

**MLS # A2230860**



**\$524,800**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This pristine executive-style townhome is perfect for the discerning buyer—just move in! END UNIT | 2-CAR ATTACHED GARAGE | AMPLE PARKING | STUNNING VIEWS! | FULLY FINISHED. Featuring a wonderful design and layout, this is the best model and location in the complex. The extra-large great room boasts soaring two-story ceilings, patio doors leading to a fenced yard, and a cozy gas fireplace. The open-concept kitchen and nook area come equipped with upgraded appliances, stylish tile floors, and fixtures, all while offering views of the park and playground. It's ideal for entertaining, with shaker-style wood cabinets, a spacious pantry, and easy access to the deck—perfect for BBQs! Additional highlights include main floor laundry, an oversized master bedroom, gleaming hardwood floors, and a finished lower-level family room with built-in wall units. Custom storage organizers are in all closets, and the mature landscaping with numerous trees enhances the beauty of this amazing complex. Conveniently located near transit, shopping, schools, parks, and Stoney Trail!