

## 100 Royal Oak Terrace NW Calgary, Alberta

**MLS # A2271143**



**\$843,500**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak                              |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,840 sq.ft.                           | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                              |               |                   |
| <b>Lot Feat:</b> | Environmental Reserve, Rectangular Lot |               |                   |

|                    |                                                                           |                   |      |
|--------------------|---------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** Golf green in backyard, backyard firepit.

Welcome to this beautifully maintained two-storey home in the Cascades of Royal Oak, offering the perfect blend of comfort, convenience, and natural surroundings. Fully finished from top to bottom, this spacious residence features a walkout basement and enjoys the rare advantage of backing directly onto an environmental reserve, providing serene views and outstanding privacy. Inside, you'll find a warm and inviting living space highlighted by refinished hardwood floors, 9' ceilings, and an updated kitchen complete with quartz countertops, a center island with breakfast bar, and a corner pantry—ideal for everyday living and entertaining. With 4 bedrooms, 3 full bathrooms, and approximately 2,428 sq ft of total living space, this home offers excellent flexibility for families, guests, or home office needs. The bright walkout basement features large windows, a comfortable recreation area, an additional bedroom, and plenty of natural light, making it a fantastic extension of your living space. Perfectly situated close to schools, shopping, restaurants, and the NW YMCA, this home provides exceptional walkability and day-to-day convenience. Outdoor enthusiasts will appreciate the easy access to Stoney Trail and the Rocky Mountains—ideal for weekend adventures. A rare opportunity to own a move-in ready home in a sought-after Royal Oak location with nature at your doorstep.