

**100 Royal Oak Terrace NW**  
**Calgary, Alberta**

**MLS # A2292208**



**\$827,900**

<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 (20 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 and fire pit in backyard

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.