

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

**MLS # A2292780**



**\$769,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 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>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Heater, Projector, Screen & Speakers in Basement

Welcome to this beautifully maintained detached home located in the highly desirable community of Royal Oak, offering over 2500 sqft of developed living space with a thoughtful layout designed for comfortable family living. This spacious home combines functionality, multiple living areas, and a fantastic location, making it an excellent opportunity for growing families. The main floor features durable ceramic tile flooring and a well-designed floor plan that maximizes both space and convenience. As you enter, you are welcomed by a bright and inviting living room that provides a comfortable place to relax or entertain guests. The home also offers two dining areas, providing flexibility for both formal gatherings and casual family meals. Whether hosting friends or enjoying everyday dinners, this layout allows for versatile use of space. The kitchen is designed with practicality in mind and includes newer appliances such as a stove, microwave, dishwasher, and hood fan. A convenient walk-through pantry offers excellent storage and easy access, helping keep the kitchen organized and functional. The main floor laundry room adds additional convenience, making everyday chores easier and more efficient. Step outside to enjoy the beautiful backyard, a great space for relaxing or entertaining. The backyard features a spacious deck ideal for barbecues and outdoor dining, along with a concrete landscaped area that can be used for a fire pit, outdoor seating, or children's play space. A mature tree adds natural charm while providing shade and character to the outdoor environment. The upper level offers a comfortable and family-friendly layout, including a generous family room that serves as an additional living area for relaxing, watching TV, or spending time together. The primary bedroom provides a quiet retreat at the end of the day, while two additional bedrooms and a full

bathroom offer plenty of space for family members, guests, or a home office. The fully developed basement adds even more versatility to this home. It includes an additional bedroom and a full bathroom, making it ideal for guests, extended family, or teenagers who appreciate extra privacy. The basement also features a storage room for seasonal items and household organization. A highlight of the lower level is the home theatre setup complete with projector, screen, and speakers, creating an excellent entertainment space for movie nights, sports viewing, or gatherings with family and friends. Location is another outstanding feature of this home. It is within walking distance to schools and a shopping mall, making everyday errands and school commutes simple and convenient. Don't miss your chance to make this wonderful property your next home. Extra Upgrade for New Window Coverings, Hot water Tank, Water Softener and Humidifier.