

**331 Royal Oak Heath NW**  
**Calgary, Alberta**

**MLS # A2297427**



**\$899,999**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,669 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

Tucked away on a safe and quiet cul-de-sac, this spacious Broadview-built family home offers over 3,500 sq ft of fully developed living space, providing plenty of room to grow. With 2,669 sq ft on the main floor alone, plus fully developed upper and basement levels, every family member has their own space. The welcoming mudroom and laundry area lead to a private, maintenance-free composite deck replaced in 2022, complete with glass railing and a gas BBQ hookup, and overlooking a fully fenced backyard—perfect for family gatherings and summer evenings. The gourmet kitchen, fully updated in 2019, features high-end cabinetry, stainless steel appliances, a new electric stove added in 2022, a walk-in pantry, and a large quartz island—ideal for busy mornings, homework time, or entertaining guests. Upstairs you’ll find three generous bedrooms, 3.5 bathrooms, and a bright bonus room with soaring 15-foot ceilings, creating an inviting space for family living. The fully developed basement includes an entertainment room finished with luxury vinyl plank flooring upgraded in 2022, perfect for movie nights, a games area, or a teen retreat. Located within walking distance to parks and shopping amenities, and featuring a double attached garage with a Level 2 EV charger installed in 2024, this home truly checks every box for modern, move-in-ready family living.