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GRASSROOTS REALTY GROUP

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380 Royal Oak Heights NW Calgary, Alberta

MLS # A2344413



$659,700

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Gazebo, Shed, Fridge in Basement

Move-in ready and set on a quiet street, this inviting 2-storey home pairs a thoughtfully designed interior with an exceptionally large west-facing backyard made for spending more time outside. Soaring open-to-above ceilings establish a memorable first impression in the foyer, while 9’ ceilings and hardwood flooring carry through the open main level. Gather around the stone-encased gas fireplace in the living room (new carpet throughout home in 2022) as oversized windows draw in natural light and frame views of the backyard. Cooking and conversation come together in the spacious kitchen, where quartz countertops, stainless steel appliances (new dishwasher 2025, New Stove/Range hood 2022), abundant cabinetry, a pantry and centre island balance style with everyday practicality. Adjacently, the dining area opens directly to the patio, making summer meals and backyard entertaining an easy extension of the home. A convenient powder room and laundry room completes the main floor. Upstairs, a split staircase gives the large bonus room its own sense of separation from the bedrooms, with extra windows brightening a comfortable setting for movie nights, games or relaxed family time. Privately arranged on the opposite side, the primary retreat pairs a generous walk-in closet with an ensuite appointed with quartz countertops, luxury vinyl plank flooring, a deep soaker tub and separate shower. Two additional bedrooms and a 4-piece bathroom also with quartz countertops and luxury vinyl plank flooring round out this level. The unfinished basement leaves plenty of room to tailor future development to your needs and as a bonus the hot water tank was replaced in 2026. Outside, the huge, flat west-facing yard delivers outstanding space for kids and pets while mature trees and full fencing add welcome privacy. Host barbecues beneath the Yardistry cedar

gazebo with its durable aluminum roof, where the expansive paver stone patio supplies both sunny and sheltered areas for outdoor dining and lounging. A storage shed keeps seasonal equipment tucked away while preserving more of the grassy yard for play. Everyday convenience continues with an attached double garage and a location within walking distance of Shane Homes YMCA at Rocky Ridge, plus easy access to nearby schools, shopping and services in Royal Oak and Royal Vista and major routes for getting around the city.

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