587-899-3773
justin@realtyaces.ca

176 Royal Oak Terrace NW
Calgary, Alberta

MLS # A2352115

$745,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,676 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Private		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	RC-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garden shed, Hot tub with cover, Tire rack shelves, Garage ceiling storage, Solar system

Beautifully maintained two-storey home in Royal Oak with 4 bedrooms, 3 full baths plus a powder room, and roughly 2,200 sq ft of developed space (1,676 above grade plus approx. 525 sq ft finished basement with egress windows). The oversized double attached garage is insulated, drywalled and heated, with overhead storage, a work bench and room for a full-size truck. A fully owned 27 panel solar system (11,000 kWh estimated annual production) helps offset utility costs, while central air conditioning and an updated high efficiency furnace keep the home comfortable. Inside are hardwood, tile, carpet and vinyl plank flooring, recessed lighting, a kitchen island, main floor laundry and a tile-framed gas fireplace in the living room. The upper level family room adds flexible living space, and the primary bedroom features a four-piece ensuite with a soaker tub. The private west-facing yard includes a deck, hot tub, large shed, established trees and automated underground sprinklers. A convenient location with the YMCA, schools and shopping close by, plus quick access to Stoney Trail and Crowchild Trail for easy commuting.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.