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Calgary/Royal Oak

226 ROYAL OAK CI NW

\$444,900

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 7
- Floor Area:** 181 SqM / 1,944 SF
- Year Built:** 2006
- Taxes:** \$2,748 / 2011
- Possession:** Negotiable



Gorgeous upgrades, walking distance to a park, transit and school, a meticulously maintained home on a massive pie shaped lot. Enter into 9' ceilings, hardwood flooring and a front formal dining room. Convenient main floor laundry/mudroom off the double attached garage. The back of the home offers an open design, perfect for today's family lifestyle. The living room showcases a built-in entertainment wall with gas f/p, a center island with raised eating bar, full appliance package and breakfast nook with access through the garden door to your private and oversized lot. The upper floor begins with an open to below and bonus room with a second built-in shelf. Two generous size guest bedrooms, a 4 pc bath and a master retreat with a 5pc ensuite and walk in closet with custom organizers. The basement is unfinished and offers a great footprint for a rec room, bedroom, storage and bath. You will be amazed with the designed and impressed with the pride or ownership!



Goods Included: Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Opener-2 Control, Microwave Hood Cover, Refrigerator, Stove-Electric, Window Coverings-All

Features: Ceiling 9 ft., Deck, No Animal Home, No Smoking Home

Parking: Enclosed: 2 Total: 2 Double Garage Attached

