

# \$799,900 - 106 Royal Oak Crescent Nw, Calgary

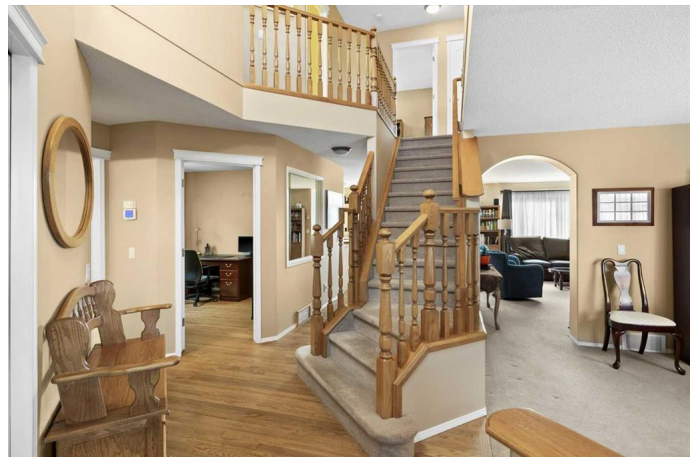
MLS® #A2203857

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,378 sqft  
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Nestled in the highly sought-after community of Royal Oak, this meticulously maintained two-story family home radiates charm and warmth. The inviting blue exterior and front porch draw you in, offering a welcoming atmosphere from the moment you arrive. Step through the front foyer and into the thoughtfully designed main floor. To the left, you'll find a convenient mudroom and laundry area, as well as a dedicated den or home office space. To the right, a formal dining room awaits, perfect for intimate gatherings and sit-down family meals. Beyond the dining area, the cozy living room features large windows that fill the space with natural light, while a gas fireplace adds both warmth and comfort, making this the perfect space for cozying up with a book. At the heart of the home, the kitchen is functional, with classic light maple cabinetry, stainless-steel appliances (including a newer refrigerator), and a tiered island with barstool seating—ideal for casual gatherings or enjoying pre-dinner appetizers. With a full pantry and ample storage, this kitchen is as practical as it is inviting. Adjacent to the kitchen is a charming breakfast nook, where high ceilings and an abundance of natural light create a serene space to enjoy your morning coffee. Overlooking the pristine backyard, this cozy corner is the perfect perch for watching the kids play or tending to your favorite plants. Open the sliding patio doors to step onto the sun-drenched composite deck—a wonderful spot for outdoor dining and entertainment. The



backyard, lovingly maintained over the years, boasts landscaped rundle stone plant beds, perfect for flourishing flowers or even raspberry bushes, as enjoyed by the current owners. The neighboring yards are adorned with mature trees, providing added privacy to this well-loved space. Ascending upstairs, the spacious primary retreat offers an ensuite with dual vanities, a dedicated makeup area, a separate soaker tub, shower, and a walk-in closet with custom built-in storage. Three additional generously sized bedrooms complete this level, along with a shared four-piece bathroom, providing plenty of space—perfect for growing families. The basement is ready for your personal touch, fully prepped for expansion with rough-ins for a bathroom or additional bedroom, offering endless possibilities to suit your needs. Rest easy here knowing that the major systems of the home have been thoughtfully updated and maintained over the years. Recent upgrades include refinished hardwood floors (2022), a new roof and furnace (2020), a new hot water tank (2023), a new water softener (2021), hard-wired smoke detectors (2023), frost free hose bibs (2024), and a full surge protector (2024). This home is also complete with a Reed alarm system, and irrigation system. Here enjoy access to community amenities like the YMCA, schools, parks, and easy connections to both the Rocky Mountains and downtown Calgary via Stoney Trail and Crowchild Trail, ensuring a hassle-free commute.

Built in 2001

### **Essential Information**

MLS® #	A2203857
Price	\$799,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,378
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	106 Royal Oak Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4Y7

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden
Lot Description	Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	218
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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