



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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432 Royal Oak Circle NW
Calgary, Alberta

MLS # A2231644



\$799,000

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: Shed storage on the side of the house, Gazebo As-is, Central Vacuum As-is,

Notable features of this home include: air conditioning, a sprinkler system, central vacuum, fully insulated and drywalled garage, a gas line for BBQ, newer appliances and a gazebo. This stunning 2-storey detached home, ideally located in the highly desirable NW community of Royal Oak backs onto green space. This residence boasts 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double attached garage. Step into the bright and welcoming main floor featuring hardwood floors and an open-concept layout. The spacious living room includes a cozy gas fireplace, while the west-facing backyard offers beautiful decking and a serene, park-like setting—perfect for relaxing or entertaining. Upstairs, you’ll find a generous primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement offers even more living space with a 3-piece bathroom, a wet bar, a recreation area, and an additional bedroom. Situated in a vibrant, family-friendly neighbourhood, this home is just minutes from schools, shopping, restaurants, playgrounds, and more.