



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

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8903 Royal Oak Way NW
Calgary, Alberta

MLS # A2250354



\$769,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Landscaped, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water		

Inclusions: Garden Shed

Looking for that special home for you and your growing family; look no further. This home shows pride of ownership throughout; meticulously maintained inside and out over the years. Everything that you would want has been upgraded from a new high efficiency furnace to a tankless hot water system. Kitchen and bathroom counter tops was recently upgraded to quartz counter tops. This home features a total of four good size bedrooms with 3.5 bathrooms. There is a wonderful bonus room in the upper level along with a huge family/rec room in the basement. Gorgeous hardwood and tiles are found throughout the main floor and loads of cabinets in the kitchen. There is a wonderful breakfast nook and eating bar in the kitchen space and opens onto a wonderful deck that overlooks the manicured lawn and garden; a great extension of living space in the spring and summer. This home is located close to all amenities with easy access in and out of the community. The community offers plenty of greenspace and walking pathways and directly across the street there is basketball court/outdoor hockey rink and nearby schools. Look no further; don't miss out on this fabulous property. Call for your private viewing today.