

**223 Royal Oak Heights NW  
Calgary, Alberta**

**MLS # A2212481**



**\$779,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** None

Welcome to this stunning, well-maintained home nestled in the family-friendly community of Royal Oak! Situated on a corner lot, this beautiful two-storey residence boasts an expansive open-concept design and offers approximately 3,300 square feet of thoughtfully designed living space. From the moment you step inside, you'll be captivated by the high ceilings and bright, open layout that perfectly balances comfort and elegance. The gourmet kitchen is equipped with quartz countertops, ample cabinetry, quality appliances, a convenient breakfast bar, and a sunlit dining area that opens onto a spacious deck—perfect for outdoor entertaining. The adjacent family room features a cozy fireplace and oversized windows that flood the space with natural light, creating a warm and inviting atmosphere. Also on the main floor is a den, ideal for a home office, and a formal dining room—perfect for hosting gatherings. A 2-piece bath room and a separate laundry room add extra convenience to this level. Upstairs, the generous primary bedroom offers a walk-in closet and a luxurious 4-piece ensuite. Two additional well-sized bedrooms, a central bonus room, and another 4-piece bathroom complete the upper level, providing plenty of space for the entire family. The fully developed basement extends your living area with a large entertainment space, a cozy family room, a fourth bedroom, and a 4-piece bathroom—ideal for guests or extended family. Step outside to a beautifully landscaped backyard, complete with a large deck and mature trees, offering a peaceful retreat and the perfect setting for family gatherings. The property also features a convenient RV gate and parking, allowing for easy access and extra storage or parking options. This home has seen numerous thoughtful upgrades, including a new microwave hood fan (2024), hot water

tank (2023), and new roof (2020)—adding peace of mind and long-term value. Located within walking distance to local parks and ponds, and just minutes from Renert School, the LRT, Royal Oak Shopping Centre, YMCA, and Crowfoot Town Centre, this home also provides quick access to Country Hills Blvd, Crowchild Trail, and Stoney Trail. Don't miss out on this exceptional opportunity—book your private showing today!