

100 Royal Oak Terrace NW  
Calgary, Alberta

MLS # A2292208



## \$827,900

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Environmental Reserve, Rectangular Lot		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** golf green and fire pit in backyard

Welcome to this beautifully maintained two-storey home in the Cascades of Royal Oak, offering the perfect blend of comfort, convenience, and natural surroundings. Fully finished from top to bottom, this spacious residence features a walkout basement and enjoys the rare advantage of backing directly onto an environmental reserve, providing serene views and outstanding privacy. Inside, you'll find a warm and inviting living space highlighted by refinished hardwood floors, 9' ceilings, and an updated kitchen complete with quartz countertops, a center island with breakfast bar, and a corner pantry—ideal for everyday living and entertaining. With 4 bedrooms, 3 full bathrooms, and approximately 2,428 sq ft of total living space, this home offers excellent flexibility for families, guests, or home office needs. The bright walkout basement features large windows, a comfortable recreation area, an additional bedroom, and plenty of natural light, making it a fantastic extension of your living space. Perfectly situated close to schools, shopping, restaurants, and the NW YMCA, this home provides exceptional walkability and day-to-day convenience. Outdoor enthusiasts will appreciate the easy access to Stoney Trail and the Rocky Mountains—ideal for weekend adventures. A rare opportunity to own a move-in ready home in a sought-after Royal Oak location with nature at your doorstep.