

11 Royal Oak Park NW  
Calgary, Alberta

MLS # A2198843



**\$839,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,222 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** None

This stunning, move-in ready home offers 2261 square feet of living space in the desirable Royal Oak neighbourhood, featuring a total of 5 bedrooms. The bright main floor is filled with natural light from numerous large windows. The spacious kitchen with a cozy nook opens to the generous family room, complete with a fireplace. Off the grand foyer, you'll find a versatile flex space that can serve as a dining room or den. The main floor also includes a convenient laundry room. There is also a beautifully built Sunroom. Upstairs, you'll discover an impressive bonus room with vaulted ceilings and expansive windows. The master suite is truly grand, featuring vaulted ceilings, a sizable walk-in closet, and a luxurious 5-piece ensuite with a soaking tub. The basement comes with an illegal Suite including a large summer kitchen, family room, 2 additional bedrooms, a full 4-piece bathroom, and a second laundry room—perfect for multi-generational living. Additional highlights include fresh paint, newer vinyl plank flooring throughout the top two levels, and 9-foot ceilings on the main floor. The landscaped yard is complete with a large deck off the kitchen nook and a pergola. Situated on a quiet street, this home provides excellent access to shopping, schools, parks, and major roadways. Don't miss the chance to see this fantastic family home—schedule a viewing today!