

**7 Royal Oak Circle NW**  
**Calgary, Alberta**

**MLS # A2229729**



**\$729,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 1,845 sq.ft.                                                           | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                                       |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Gentle Sloping, Landscaped, Low Maintenance Landscape, Rec |               |                   |

|                    |                                                                          |                   |      |
|--------------------|--------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace Insert, Fireplace(s)                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows |                   |      |

**Inclusions:** N/A

Best Buy in Royal Oak ,Great location and move in condition Quick possession}Welcome Home! This one owner 1850 sq ft estate property is located in the friendly community of Royal Oak. This Cedarglen Bonnyville home is situated on a quiet cul-de-sac and it comes complete with 4 bedrooms, 3 bedrooms up with one bedroom down, 1- 4 piece bath[Upper], 1 &ndash; 4 piece ensuite with corner soaker tub, 1 &ndash; 2 piece bath on the main floor and a 3 piece down. This beautiful home has been meticulously cared for by original home owners and shows pride of ownership throughout. The beautiful open concept kitchen boasts lots of upgraded kitchen cabinets, large sit down island and corner pantry, spacious and open eating area with patio door out to a two tiered SW facing deck. Kitchen and eating area are open to the family room (14&rsquo;x13&rdquo;), with corner fireplace, with hardwood floor through out the main. This home has a spacious front entry with large closet and built-in storage shelf. As you move from the main floor to upstairs you will find an amazing bonus room (18&rsquo;x13&rsquo;), a great place for entertaining. The upper floor has a large master bedroom with a 4-piece bath complete with stand alone shower, corner soaker tub and walk-in-closet. You will have lots of room for a king size bed and dressers, you will not be disappointed. Bedrooms #2 and #3 are both spacious and bright with 4-piece bath between. The professionally finished basement has a spacious family room with an electric fireplace, bedroom and full bath. The furnace room has a high efficiency furnace serviced yearly and a 50 Gal hot water tank that is 2 years old. The exterior boasts vinyl siding with hardy board corners cultured stone accents, 12" skylight above front entry way door, 12&rdquo; sidelight at front entry door concrete porch with decorative column.

22' x 19' double attached garage. Multi-level deck at the back of the home 12' x 9'; facing west. This one owner home is well cared for and move in ready, close to schools, shopping, bike paths and new YMCA. Priced to sell! Quick Possession!