

356 Royal Oak Heights NW
Calgary, Alberta

MLS # A2174309



\$750,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,809 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, See Remarks, Storage		

Inclusions: shed

Welcome to 356 Royal Oak Heights NW, a spacious and beautifully maintained home located directly across the street from the YMCA. This 3+1 bedroom, 3.5 bath property offers 1,808 sq ft of above-ground living space, plus an additional 700 sq ft in the fully developed basement. Situated on a massive lot, it features an oversized double garage (heated, with a 16x8 door), RV parking, a large deck, and underground sprinklers. Recent upgrades include a 2-year-old furnace, roof, and air conditioner. The basement is perfect for entertaining with a rec room and bar, while the security system adds convenience and piece of mind to this must-see property. Parks, schools and strong sense of community makes this home highly desirable. Call Today as this home will not last.