

432 Royal Oak Circle NW  
Calgary, Alberta

MLS # A2216074

\$819,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, R		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

**Inclusions:** Shed storage on the side of the house, Gazebo As-is, Central Vacuum As-is,

Welcome to this stunning 2-storey detached home, ideally located in the highly desirable NW community of Royal Oak backing on to green space. This residence boasts 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double attached garage. Step into the bright and welcoming main floor featuring hardwood floors and an open-concept layout. The spacious living room includes a cozy gas fireplace, while the west-facing backyard offers beautiful decking and a serene, park-like setting&mdash;perfect for relaxing or entertaining. Upstairs, you&rsquo;ll find a generous primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement offers even more living space with a 3-piece bathroom, a wet bar, a recreation area, and an additional bedroom. Notable features of this home include air conditioning, a sprinkler system, central vacuum, fully insulated and drywalled garage, a gas line for BBQ, newer appliances and a gazebo. Situated in a vibrant, family-friendly neighborhood, this home is just minutes from schools, shopping, restaurants, playgrounds, and more.