# \$899,000 - 92 Royal Oak Manor Nw, Calgary

MLS® #A2250710

## \$899,000

4 Bedroom, 3.00 Bathroom, 2,655 sqft Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

NEW PRICE! Welcome to this Royal Oak beautifully upgraded and meticulously maintained 2-storey gem, offering 2,654 sqft of refined living space above grade. Thoughtfully redesigned with high-end finishes and functional elegance, this home is move-in ready. Perfectly tailored for growing families and entertainers alike!

Some highlights include:

• 4 spacious bedrooms upstairs + bonus room – perfect for family relaxation or a media space

• 2.5 luxurious bathrooms, featuring under-vanity lighting, cabinetry with custom interior storage

• Private dining room with wood feature wall adding a warm designer touch, soaring ceilings and refinished hardwood floors throughout the main level • dedicated main floor office with custom wall/built-ins and monitor stand

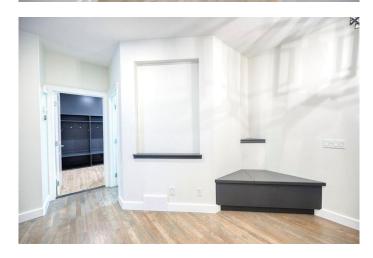
• chef-inspired kitchen with exquisite cabinetry, peninsula with quartz top, custom built-in storage, tech shelf, sunny breakfast nook and high-end stainless appliances • oversized, heated double ATT garage with interior access through a fully custom boot room

• upper-level laundry room conveniently connected to the primary bedroom • lutron smart lighting inside/outside, custom window blinds, and striking wood feature wall.

The wide-open basement awaits your personal







touch, boasting high ceilings, two high-efficiency furnaces, a tankless water heater, and ample storage space. Enjoy outdoor living with a sunny south-facing backyard, covered deck, and gas line for bbqâ€" all nestled within a mature, tree-lined yard offering privacy and serenity. Don't miss your chance to own this rare, turnkey property where no detail has been overlooked! Situated steps from parks, pathways, top-rated schools, shopping, restaurants, and transit. Quick access to Stoney Trail and Crowchild Trail (Hwy 1A) ensures seamless connectivity throughout the City. Book your showing today, fall in love and move right in!

#### Built in 2007

## **Essential Information**

MLS® # A2250710 Price \$899,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,655
Acres 0.10
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 92 Royal Oak Manor Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 0B6

## **Amenities**

Parking Spaces

4

Parking Double Garage Attached, Driveway, Garage Faces Front, Heated

Garage, Oversized, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In

Closet(s), Tankless Hot Water

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage

Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Tankless Water Heater

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Many Trees

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 69

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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