

# \$899,900 - 16 Royal Oak Cape Nw, Calgary

MLS® #A2260153

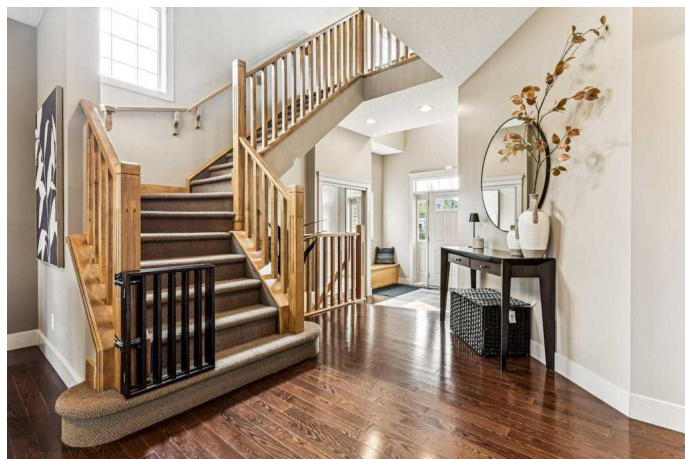
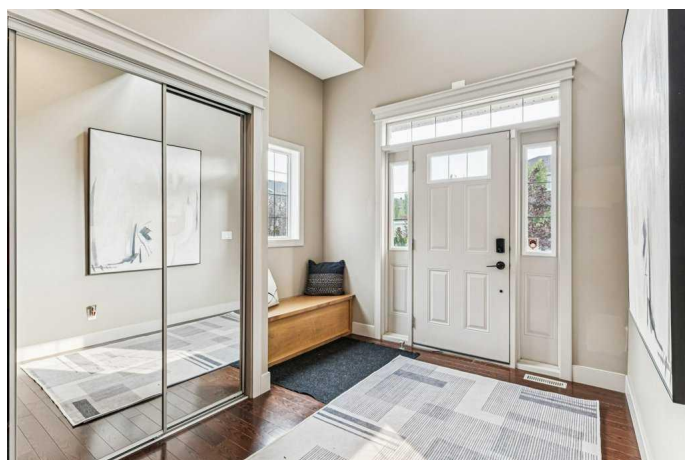
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,357 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Wow. Wow. Wow!! This incomparable Royal Oak 2 storey is situated in a coveted location in a quiet cul-de-sac backing to a large serene pond and affords an AMAZING LOCATION close to parks, paths, schools and all district amenities and must be seen. This exquisite family home was built with family and entertaining in mind and boasts an EXPANSIVE OPEN PLAN with a gorgeous CHEF'S KITCHEN with large central Island with breakfast bar, granite counter tops, UPGRADED STAINLESS STEEL APPLIANCES, a walk-in corner pantry and a huge adjacent semi-formal dining area that opens to an EXPANSIVE 2-TIERED VIEW DECK overlooking the pond with natural gas bbq extension and aluminum railings. The main floor also features a LARGE LIVING ROOM with central GAS FIREPLACE, a large flex room or open den, 2 piece powder room, extensive use of hardwood floors, 9 foot ceilings, knock down stipple, upgraded baseboards and casement mouldings, large front entrance and spacious rear entrance from the fully finished DOUBLE ATTACHED GARAGE. Upstairs features three generous sized bedrooms including a TO-DIE-FOR PRIMARY BEDROOM with PANORAMIC VIEW of the ponds plus a 5-pc ensuite with oversized stand-up shower, corner soaker tub with obscure glass window and large walk-in closet. The extraordinary upper level also features a HUGE UPPER BONUS ROOM with dormer windows, another ELEVATED FRONT



VIEW DECK and a convenient UPPER LAUNDRY plus an additional 4 pc bath that services the other 2 bedrooms. The basement features a FULLY FINISHED WALK-OUT BASEMENT with large lower patio, 9 foot ceilings, a 4TH BEDROOM (currently used as spa studio) and another full bath PLUS A HUGE FAMILY/RECREATION ROOM, tons of extra storage and a quiet PRIVATE LOWER OFFICE. This incredible home also boasts a huge 5100+ sq foot fully fenced lot that is BEAUTIFULLY LANDSCAPED WITH SPRINKLER SYSTEM, PRIVACY, exterior shed and preliminary work on a sunken fire-pit overlooking the pond PLUS it features CENTRAL AIR CONDITIONING for those warm summer nights, EXTERIOR GEMSTONE LIGHTING SYSTEM, large double attached garage, the roof was roof resingled in 2014 and new furnace was installed in 2013, and it is situated in a prime quiet cul-de-sac location with an abundance of street parking for guests. This is a one of a kind property in a location that is almost impossible to duplicate and is a must see for anyone with a growing family. Don't miss viewing today.

Built in 2006

### **Essential Information**

MLS® #	A2260153
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.12
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Royal Oak Cape Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Street Lighting, Underground Sprinklers, Views, Creek/River/Stream/Pond, Environmental Reserve, Wetlands
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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