

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

**MLS # A2216074**



**\$819,900**

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