

222 Royal Oak Place NW
Calgary, Alberta

MLS # A2235288



\$785,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,456 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Green house

Welcome to this spacious bungalow located on a quiet cul-de-sac in the vibrant, family-friendly community of Royal Oak. Step through the front door into a bright foyer with soaring 10-foot ceilings and a large entry closet, creating an open and airy first impression. To your right, a front office or flex room features tall windows and a glass door, filling the space with natural light. Continue down the hallway to a mudroom with built-in shelving and a laundry area, offering direct access to the attached garage. The kitchen is well-appointed with a full-height tile backsplash, gas stove, raised eating bar, laminate countertops, and a massive walk-in corner pantry. The dining area is surrounded by large windows and opens onto your private balcony through a glass patio door—perfect for outdoor dining and entertaining, complete with a gas BBQ line. The west-facing living room features gleaming hardwood floors, expansive picture windows, and a custom built-in media wall. The main floor is completed by a spacious primary bedroom with a 5-piece ensuite that includes a deep soaker tub, separate shower, dual vanity, and a large walk-in closet. A 2-piece guest bathroom completes the main level. The fully developed walkout basement offers a large recreation space, two additional well-sized bedrooms, a 4-piece bathroom, and a stunning family room with a gas fireplace and custom built-ins. Step outside to a beautifully landscaped backyard with mature trees and shrubs for added privacy, plus a greenhouse for your gardening needs. Convenient access to the YMCA, LRT station, and major routes such as Stoney Trail, Country Hills Blvd, and Crowchild Trail. This home offers the perfect balance of space, privacy, and convenience in one of NW Calgary's most desirable communities.