$875,000 - 207 Royal Oak Bay Nw, Calgary

MLS® #A2215552

$875,000

4 Bedroom, 4.00 Bathroom, 2,098 sqft
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Nestled on a tranquil street in Royal Oak, this meticulously maintained family home welcomes you with charming stone and shingle accents that hint at the thoughtful design waiting inside. Step through the covered front porch into a bright, open entryway where durable porcelain tile and vinyl plank flooringâ€”a practical choice found throughout the entire homeâ€”sets the stage for effortless family living.

The front den offers versatile space for a home office or quiet retreat, while the heart of the home unfolds in a stunning open-concept kitchen and living area designed for both everyday family moments and gracious entertaining. Rich cabinetry, gleaming quartz countertops, under-cabinet lighting, and premium stainless steel appliances create a kitchen that's as functional as it is beautiful. The generous island naturally becomes the family gathering placeâ€”ideal for quick breakfasts or lingering conversations over coffee.

Just steps away, the warm family room centres around a cozy gas fireplace with custom accent lighting that creates an inviting atmosphere for movie nights or quiet evenings together. The adjacent dining nook offers ample space for family meals and celebrations, while the sunroom addition extends your living space through multiple seasons, providing a seamless connection to the outdoors.

Practical everyday living is thoughtfully

addressed with a stylish two-piece powder room and spacious mud/laundry room offering abundant storage and organization solutions. Upstairs, the bonus room provides a flexible family space for entertainment, play, or relaxation. The serene primary retreat features a spacious bedroom filled with natural light, complemented by a walk-in closet and spa-inspired ensuite with dual sinks, separate shower, and deep soaker tub. Two additional bedrooms and a full bathroom complete this level, providing comfortable space for everyone.

The finished basement continues the home's exceptional quality with the same attention to detail. A welcoming recreation room with custom wet bar creates the perfect setting for casual gatherings, while a fourth bedroom, full bathroom, and versatile flex room round out this levelâ€”offering options for guests, teens, hobbies, or storage.

Outside, step from the sunroom to a beautifully landscaped backyard showcasing paver stone paths, a lower deck, established garden beds, and an inviting lawn. The garden shed with built-in workbench offers additional practical space for projects and storage.

With Royal Oak schools, playgrounds, tennis courts, and basketball courts just steps away, this home puts your family at the centre of an active, connected community. Shopping, restaurants, and amenities are minutes from your door, creating a lifestyle where everything your family needs is right at hand.

Built in 2006

Essential Information

MLS® #	A2215552
Price	$875,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,098
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	207 Royal Oak Bay Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, See Remarks

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	45
Zoning	R-CG
HOA Fees	218
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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