

# \$754,900 - 7 Royal Oak Circle Nw, Calgary

MLS® #A2229729

**\$754,900**

4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

{ Back on the Market Due to financing  
}Welcome Home! This one owner 1850 sq ft estate property is located in the friendly community of Royal Oak. This Cedarglen Bonnyville home is situated on a quiet cul-de-sac and it comes complete with 4 bedrooms, 3 bedrooms up with one bedroom down, 1- 4 piece bath[Upper], 1 " 4 piece ensuite with corner soaker tub, 1 " 2 piece bath on the main floor and a 3 piece down. This beautiful home has been meticulously cared for by original home owners and shows pride of ownership throughout. The beautiful open concept kitchen boasts lots of upgraded kitchen cabinets, large sit down island and corner pantry, spacious and open eating area with patio door out to a two tiered SW facing deck. Kitchen and eating area are open to the family room (14'x13'), with corner fireplace, with hardwood floor through out the main. This home has a spacious front entry with large closet and built-in storage shelf. As you move from the main floor to upstairs you will find an amazing bonus room (18'x13'), a great place for entertaining. The upper floor has a large master bedroom with a 4-piece bath complete with stand alone shower, corner soaker tub and walk-in-closet. You will have lots of room for a king size bed and dressers, you will not be disappointed. Bedrooms #2 and #3 are both spacious and bright with 4-piece bath between. The professionally finished basement has a spacious family room with an



electric fireplace, bedroom and full bath. The furnace room has a high efficiency furnace serviced yearly and a 50 Gal hot water tank that is 2 years old. The exterior boasts vinyl siding with hardy board corners cultured stone accents, 12" skylight above front entry way door, 12" sidelight at front entry door concrete porch with decorative column. 22' x 19' double attached garage. Multi-level deck at the back of the home 12' x 9' facing west. This one owner home is well cared for and move in ready, close to schools, shopping, bike paths and new YMCA. Priced to sell! Quick Possession!

Built in 2007

### Essential Information

MLS® #	A2229729
Price	\$754,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,845
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Royal Oak Circle Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3g 0A3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Fireplace(s), Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Gentle Sloping, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	34
Zoning	R-CG
HOA Fees	217
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
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