

\$899,000 - 92 Royal Oak Manor Nw, Calgary

MLS® #A2250710

\$899,000

4 Bedroom, 3.00 Bathroom, 2,655 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

NEW PRICE! Welcome to this Royal Oak beautifully upgraded and meticulously maintained 2-storey gem, offering 2,654 sqft of refined living space above grade. Thoughtfully redesigned with high-end finishes and functional elegance, this home is move-in ready. Perfectly tailored for growing families and entertainers alike!

Some highlights include:

• 4 spacious bedrooms upstairs + bonus room – perfect for family relaxation or a media space

• 2.5 luxurious bathrooms, featuring under-vanity lighting, cabinetry with custom interior storage

• Private dining room with wood feature wall adding a warm designer touch, soaring ceilings and refinished hardwood floors throughout the main level

• dedicated main floor office with custom wall/built-ins and monitor stand

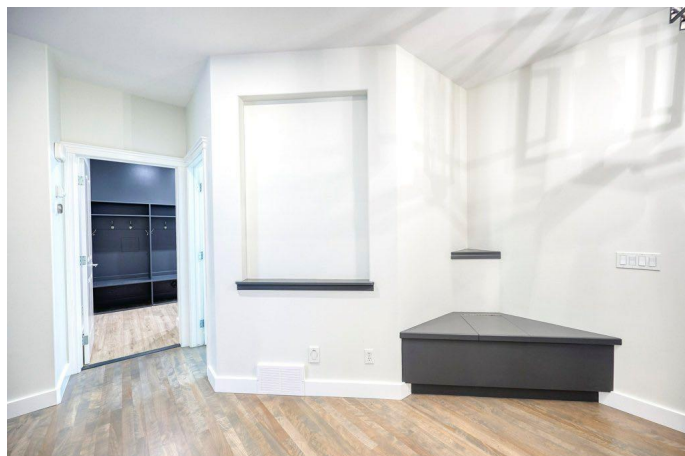
• chef-inspired kitchen with exquisite cabinetry, peninsula with quartz top, custom built-in storage, tech shelf, sunny breakfast nook and high-end stainless appliances

• oversized, heated double ATT garage with interior access through a fully custom boot room

• upper-level laundry room conveniently connected to the primary bedroom

• Lutron smart lighting inside/outside, custom window blinds, and striking wood feature wall.

The wide-open basement awaits your personal



touch, boasting high ceilings, two high-efficiency furnaces, a tankless water heater, and ample storage space. Enjoy outdoor living with a sunny south-facing backyard, covered deck, and gas line for bbq” all nestled within a mature, tree-lined yard offering privacy and serenity. Don’t miss your chance to own this rare, turnkey property where no detail has been overlooked! Situated steps from parks, pathways, top-rated schools, shopping, restaurants, and transit. Quick access to Stoney Trail and Crowchild Trail (Hwy 1A) ensures seamless connectivity throughout the City. Book your showing today, fall in love and move right in!

Built in 2007

Essential Information

MLS® #	A2250710
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,655
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	92 Royal Oak Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	75
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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