

# \$769,900 - 8903 Royal Oak Way Nw, Calgary

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MLS® #A2250354

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,910 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

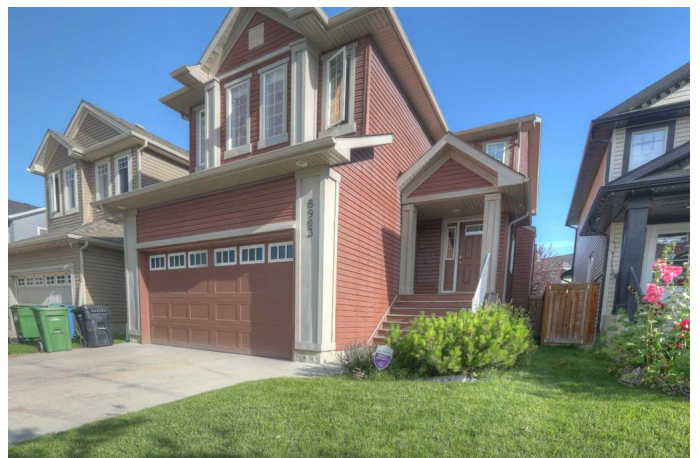
Looking for that special home for you and your growing family; look no further. This home shows pride of ownership throughout; meticulously maintained inside and out over the years. Everything that you would want has been upgraded from a new high efficiency furnace to a tankless hot water system. Kitchen and bathroom counter tops was recently upgraded to quartz counter tops. This home features a total of four good size bedrooms with 3.5 bathrooms. There is a wonderful bonus room in the upper level along with a huge family/rec room in the basement. Gorgeous hardwood and tiles are found throughout the main floor and loads of cabinets in the kitchen. There is a wonderful breakfast nook and eating bar in the kitchen space and opens onto a wonderful deck that overlooks the manicured lawn and garden; a great extension of living space in the spring and summer. This home is located close to all amenities with easy access in and out of the community. The community offers plenty of greenspace and walking pathways and directly across the street there is basketball court/outdoor hockey rink and nearby schools. Look no further; don't miss out on this fabulous property. Call for your private viewing today.

Built in 2006

## Essential Information

MLS® #

A2250354



|                |             |
|----------------|-------------|
| Price          | \$769,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,910       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8903 Royal Oak Way Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 0A4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Humidifier |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | None                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                              |

**Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                          |
| Lot Description   | Garden, Landscaped, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 10                |
| Zoning         | R-CG              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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