

# \$749,900 - 145 Royal Oak Heights Nw, Calgary

MLS® #A2232135

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.17 Acres

Royal Oak, Calgary, Alberta

IMMACULATE 2-storey custom home in the Cascades with tremendous street appeal! Fantastic location close to all amenities; playground 1-minute walk, YMCA 7-minute walk. Main floor features a flex room perfect for a formal dining area or nook. The spacious great room includes built-ins and a gas fireplace. Enjoy rich hardwood flooring throughout the main level. The large kitchen offers an abundance of maple cabinets, corner pantry, and ample counter space, including a large central island with eating bar. The bright dining nook features soaring 11 ft ceilings. Also on the main floor: a half bath, a large mudroom, and access to the oversized double attached garage. Upstairs features a stunning open-to-below bonus room, a huge primary suite with walk-in closet, and a luxurious 5-piece ensuite with oversized glass shower, dual sinks, and a large soaker tub. The professionally landscaped pie-shaped lot includes mature trees, full fencing, a built-in sprinkler system, and a large west-facing deck—perfect for entertaining. Central air conditioning included. The basement is fully developed with permits and offers a 4th bedroom, theatre room, and workshop. Pride of ownership is evident throughout this turn-key home!

Built in 2004

## Essential Information



MLS® #	A2232135
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V3

### Amenities

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

### Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Many Trees, Underground Sprinklers, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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