

35 Royal Oak Gardens NW Calgary, Alberta

MLS # A2166406



\$469,900

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to Royal Cascade in Royal Oak, a perfect place to enjoy all that the northwest has to offer, including a fabulous new YMCA, just minutes from your front door. This spotless, quiet walk out end unit shows amazing pride of ownership and gives a private yard like feel. It is loaded with upgrades throughout and is complete with a south facing backyard offering amazing light. The back deck provides relaxing views of a private pond and lush green space and is sheathed in high quality Duradek, guaranteeing longevity for years to come. . Beautiful maple hardwood floors run throughout the home, making for easy maintenance and cleaning. The kitchen features an upgraded breakfast bar, granite countertops and glass tile backsplash. The bathrooms feature slate stone tiles, glass shower enclosure, new hardware and fixtures. The windows feature custom wooden shutters that are supremely versatile, providing as much light as you would like to allow, or can be opened laterally. In the living room, there's a cozy corner gas fireplace with a brand new mantle and shiplap that is a great focal point for the main level on cold winter nights. The master retreat has an updated en-suite bathroom and a decent sized walk-in closet with built in shelving. Completing this level, the second bedroom boasts a walk in closet with built in shelving, full bathroom, and sunny bonus room provide plenty of space for an office or guests. Downstairs is a fully finished walk out level that awaits your imagination. Completing this package, there is a newer water heater, quality stainless steel appliances and upgraded plumbing fixtures in all bathrooms. The Royal Cascade is just minutes away from the Royal Oak shopping centre, Stoney Trail, and the Tuscany LRT Station. This beautiful spotless unit will not last!