

\$749,900 - 8903 Royal Oak Way Nw, Calgary

MLS® #A2250354

\$749,900

4 Bedroom, 4.00 Bathroom, 1,910 sqft
Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Discover the perfect haven for your growing family! This meticulously maintained home radiates pride of ownership, both inside and out. Enjoy peace of mind with recent major upgrades, including a new high-efficiency furnace, tankless hot water system, water softener, and re-insulated attic, ensuring comfort and efficiency. The kitchen and bathrooms gleam with newly upgraded, light and bright quartz countertops. This home features four good-sized bedrooms and 3.5 bathrooms, and you'll be truly impressed by the expansive upper bonus room and the huge family/rec room in the basement, perfect for entertaining or unwinding. Step inside and be greeted by huge, floor-to-ceiling windows that flood the main floor with natural light, highlighting the gorgeous hardwood and tile flooring. The kitchen offers plenty of cabinet space for all your culinary adventures, complete with a cozy eating bar and a spacious breakfast nook for family gatherings. Seamlessly extend your living space outdoors through sliding glass doors that open onto a wonderful deck, overlooking a manicured lawn and mature trees that provide a private and cozy ambiance. The location couldn't be better! This home is ideally situated close to all amenities with easy access in and out of the community. Directly across the street, you'll find a community greenspace with a walking pathway, an outdoor basketball court/hockey rink, and nearby elementary and middle schools. The YMCA and a local shopping



center are also within easy walking distance. Don't miss the opportunity to make this fabulous property yours. Call today for your private viewing!

Built in 2006

Essential Information

MLS® #	A2250354
Price	\$749,900
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, Storage, Tankless Hot Water, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range

Hood, Refrigerator, Washer, Water Softener, Window Coverings,
Tankless Water Heater

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 26

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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