

# \$729,900 - 8903 Royal Oak Way Nw, Calgary

MLS® #A2263657

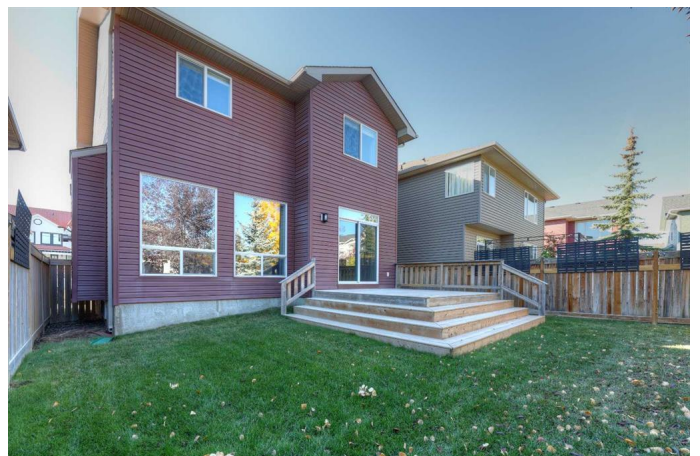
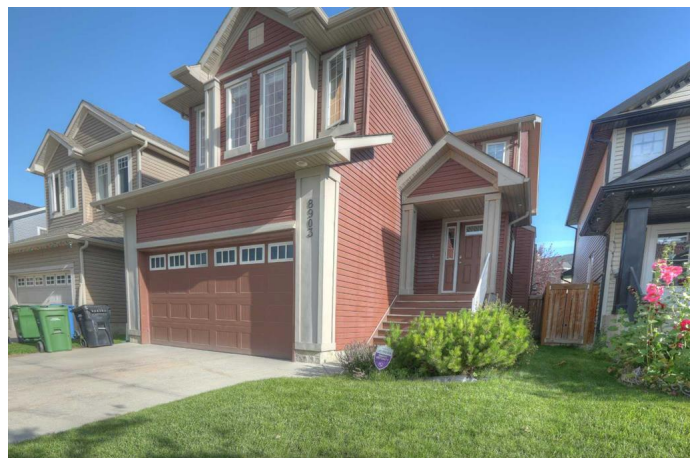
**\$729,900**

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® #         | A2263657    |
| Price          | \$729,900   |
| 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), Humidifier, Range                                      |

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
|                 | Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air                                                                          |
| Cooling         | None                                                                                |
| Fireplace       | Yes                                                                                 |
| # of Fireplaces | 1                                                                                   |
| Fireplaces      | Gas                                                                                 |
| Has Basement    | Yes                                                                                 |
| Basement        | 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    | October 11th, 2025 |
| Days on Market | 34                 |
| Zoning         | R-CG               |

## Listing Details

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

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