



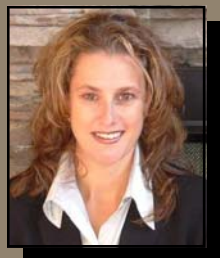
CALGARY HOUSES  
TEAM

# Royal Oak



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**Toole Peet  
Real Estate**

<b>MLS #</b>	C3414859
<b>Community</b>	Royal Oak
<b>Style</b>	2 Storey
<b>Type</b>	Residential Detach Single Family
<b>Year Built</b>	2003
<b>Taxes</b>	\$ 1,955 in 2009
<b>Finished Levels</b>	2
<b>Basement</b>	Full - Fully Finished
<b>Front Exp</b>	West

<b>Square Feet</b>	1,246.47
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1 - 2pce, 1 - 3pce, 1 - 4pce
<b>Heating Type</b>	Forced Air 1
<b>Flooring</b>	Carpet, Lino, Laminate
<b>Fireplace</b>	1 - Gas
<b>Exterior</b>	Brick, Vinyl
<b>Roof Type</b>	Asphalt Shingles
<b>Parking</b>	Double Garage Attached

**Goods Included**

Built-in-dishwasher, Hoodfan, 2 Garage door openers, Power humidifier, Fridge, Microwave, Dryer, Washer, Electric stove, All window coverings, Alarm,

**Features & Amenities**

Deck, No smoking home, Fenced, Flat lot Landscaped, No back lane, Views, Backs on to ravine, Close to schools, shopping and golfing



<b>Living Room</b>	3.75 x 4.10	M
<b>Kitchen</b>	2.61 x 2.51	M
<b>Family Room</b>	4.00 x 2.46	L
<b>Den</b>	4.00 x 2.46	L
<b>Master Bedroom</b>	3.84 x 3.36	U
<b>Bedroom 2</b>	3.52 x 2.70	U
<b>Bedroom 3</b>	4.15 x 2.74	U
<b>Breakfast nook</b>	2.43 x 2.51	M
<b>Laundry Room</b>	1.80 x 1.85	M
<b>Other</b>	2.39 x 4.26	L

Welcome to this bright and inviting 3 bedroom 2.5 bathroom 2 storey home in Royal Oak. Features include an OPEN PLAN, with plenty of cabinets, and counter space in the kitchen. The large breakfast nook opens to a 14x15' pressure treated deck and large backyard with a newer fence and 2 gates. The living room features a gas fireplace with fan & a TV nook. The laundry/pantry room & a 2piece powder room complete the main floor. The master bedroom has a large walk-in closet & a cheater door to the main 4 piece bathroom. Two other good sized bedrooms complete the upper floor. The basement is fully finished with a family room complete with surround sound hookups, & pot lights w dimmer switches, good sized den that could be converted to a bedroom, 3 piece bathroom, and flex room. The double attached garage is insulated and heated. Fabulous views of COP and mountains from master bedroom.



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