

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

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MLS® #A2250354

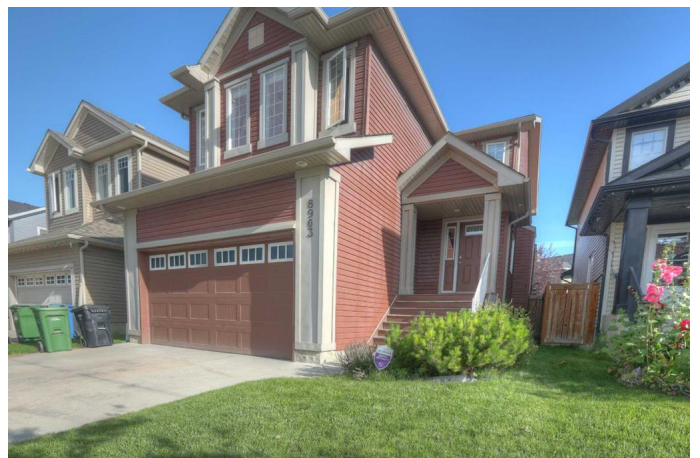
**\$729,900**

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® #	A2250354
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	No Smoking Home, Quartz Counters, Storage, Breakfast Bar, Recessed Lighting, Skylight(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Water Softener, Window Coverings, Dryer, Humidifier, Tankless Water Heater, Washer
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, Rectangular Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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