

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

MLS® #A2263657

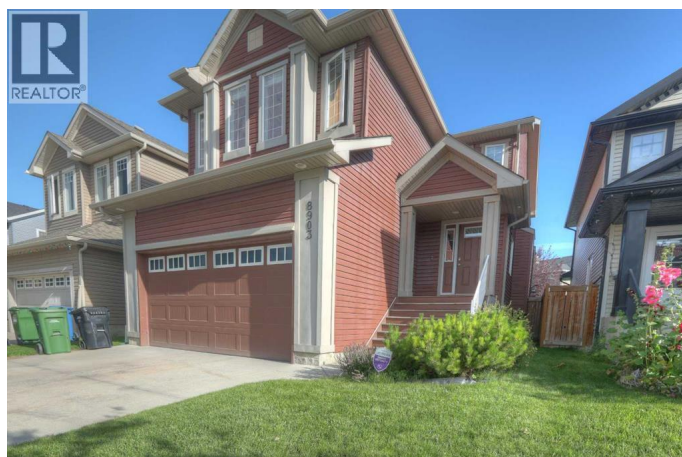
**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,910 sqft

Single Family 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 youâ€™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! (id:6289)

Built in 2006

**Essential Information**

Listing #	A2263657
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,910
Acres	0.09
Year Built	2006
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	8903 Royal Oak Way Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3B0A4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Humidifier, Hood Fan, Window Coverings, Garage door opener, Water Heater - Tankless
Heating	Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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Listing information last updated on October 13th, 2025 at 1:31am PDT