

157 ROYAL OAK GREEN NW



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www.themckelviegroup.com



— THE
McKELVIE
— GROUP.com

real
Real Broker

157 ROYAL OAK GREEN NW

Welcome to this beautiful property located at the end of a quiet cul-de-sac, surrounded by nature. You'll love the peaceful setting and the nearby walking path that leads to lush green space and a tranquil pond. Imagine your kids enjoying endless fun skating and playing hockey in the winter or biking and exploring in the summer - all just steps away from home. Inside, the main floor features a versatile flex room that can serve as a home office or creative space. The open floor plan and large windows provide stunning views of the outdoors, making it easy to appreciate the beauty of the surroundings. The gourmet kitchen boasts raised panel maple cabinets, stainless steel appliances, an upgraded hood fan, and a tiered island with a breakfast bar. Enjoy daily meals in the cozy dining nook with a relaxing pond view. Upstairs, discover a spacious bonus room perfect for family movie nights or game sessions. Three well-appointed bedrooms complete the second floor. The primary suite offers breathtaking views of the pond and a thoughtfully designed ensuite with dual sinks, a soaker tub, and a separate shower for a spa-like experience. The walkout basement features a spacious rec room with a wet bar and full fridge, perfect for entertaining friends and family. The fourth bedroom has its own ensuite, making it ideal for guests or a teenager's private space. Practicality meets luxury with laundry facilities located in both the mudroom and basement. This exceptional home offers a lifestyle of beauty, tranquility, and modern convenience. The picturesque walking paths around the pond and opportunities to observe local wildlife make it a truly special place.

157 Royal Oak Green NW Calgary, AB T3G6A7

Residential
Active

A2032634



PD:

DOM: 0

LP: \$899,900.00

OP: \$899,900.00

Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 2006
LINC#: [0031188477](#)
Arch Style: 2 Storey
Possession: Immediate
Lot Dim:
Front Length: 7.98M 26`2"
Legal Desc: 0512726;17;26
Legal Pln: 0512726 **Blk:** 17

City: Calgary
Subdivision: Royal Oak
Ttl Beds: 4
F/H Bth: 3/1
RMS SQFT: 2,267.17
LP/SF: \$396.93
Suite: No
Lot Size: 5532 SqFt
Lot Depth: 34.13 M 111.98'
Lot: 26 **Condo:** No

Zoning: R-C1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Restrictive Covenant-Building Design/Size, Utility Right Of Way
Tax Amt/Yr: \$5,140.00/2022
Loc Imp Amt:
Front Exp: NE

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 102.61	Mtr2	1,104.49	SqFt
EnSt Bth:	1	0	1	0	0	Rms Abv: 8	Upper: 108	Mtr2	1,163	SqFt
	0	0	1	1	0		Blw Grade: 78	Mtr2	845	SqFt
Garage Dims (L x W):	19`2" x 21`4"						Total AG: 210.63	Mtr2	2,267.17	SqFt

Property Information

Basement:	Finished, Walk-Out	Lndry Feat:	In Basement, Main Level, Multiple Locations
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stone, Vinyl Siding, Wood Siding	Fireplaces:	2/Basement, Electric, Family Room, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Hardwood, Tile
Exterior Feat:	Other	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Patio
Reports:	RMS Supplements, Title		
Parking:	Double Garage Attached Total: 4		

Property Information

Features: Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Comm Feature: Park, Schools Nearby, Playground, Street Lights, Tennis Court(s), Shopping Nearby
Lot Features: Cul-De-Sac, No Neighbours Behind, Landscaped, See Remarks
HOA: \$200.00/Annually
HOA Include: Amenities w/HOA
Goods Include: alarm equipment (no contract), central vacuum system and attachments
Appliances: Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Other Equip: None
Goods Exclude: None
Assoc Amen: Park, Playground, Racquet Courts

Printed Date: 03/21/2023 2:34:08 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
2pc Bathroom	Main	4`8" x 4`11"	1.42M x 1.50M	Dining	Main	12`11" x 11`0"	3.94M x 3.35M
Kitchen	Main	16`10" x 15`10"	5.13M x 4.82M	Laundry	Main	11`9" x 10`7"	3.58M x 3.22M
Living	Main	15`11" x 16`0"	4.85M x 4.88M	Office	Main	10`8" x 11`2"	3.25M x 3.40M
4pc Bathroom	Upper	8`5" x 4`11"	2.57M x 1.50M	5pc Ensuite bath	Upper	8`9" x 11`1"	2.67M x 3.38M
Bedrm	Upper	12`1" x 11`0"	3.68M x 3.35M	Bedrm	Upper	12`8" x 11`0"	3.86M x 3.35M
Family	Upper	17`5" x 13`7"	5.31M x 4.14M	Primary Bed	Upper	14`3" x 16`3"	4.34M x 4.95M
4pc Ensuite bath	BSMT	7`5" x 5`7"	2.26M x 1.70M	Bedrm	BSMT	14`5" x 13`0"	4.40M x 3.96M
Family	BSMT	20`8" x 15`2"	6.30M x 4.62M	Kitchenette	BSMT	7`11" x 10`4"	2.41M x 3.15M
Game	BSMT	12`4" x 17`9"	3.76M x 5.41M	Frn/Util	BSMT	11`8" x 11`10"	3.56M x 3.61M

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157 Royal Oak Green NW, Calgary, AB

Main Building: Total Exterior Area 3129.27 sq ft



0 5 10
ft

PREPARED: 2023/03/17

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

157 Royal Oak Green NW, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 4'8" x 4'11" | 23 sq ft
Dining: 12'11" x 11' | 142 sq ft
Garage: 19'2" x 21'4" | 405 sq ft
Kitchen: 16'10" x 15'10" | 197 sq ft
Laundry: 11'9" x 10'7" | 81 sq ft
Living: 15'11" x 16' | 257 sq ft
Office: 10'8" x 11'2" | 117 sq ft

2ND FLOOR

4pc Bath: 8'5" x 4'11" | 41 sq ft
5pc Ensuite: 8'9" x 11'1" | 92 sq ft
Bedroom: 12'1" x 11' | 118 sq ft
Bedroom: 12'8" x 11' | 125 sq ft
Family: 17'5" x 13'7" | 200 sq ft
Primary: 14'3" x 16'3" | 231 sq ft

BASEMENT

4pc Ensuite: 7'5" x 5'7" | 40 sq ft
Bedroom: 14'5" x 13' | 163 sq ft
Family: 20'8" x 15'2" | 265 sq ft
Kitchenette: 7'11" x 10'4" | 61 sq ft
Rec Room: 12'4" x 17'9" | 179 sq ft
Utility: 11'8" x 11'10" | 133 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1019.23 sq ft
Excluded Area: 436.19 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1104.49 sq ft

2ND FLOOR

Interior Area: 1080.85 sq ft
Excluded Area: 93.91 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1162.68 sq ft

BASEMENT (Below Grade)

Interior Area: 779.36 sq ft
Excluded Area: 197.05 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 862.09 sq ft
Finished Area: 844.68 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2100.08 sq ft
Excluded Area: 530.10 sq ft
Exterior Area: 2267.17 sq ft

Total Area (Above & Below Grade), Main Building

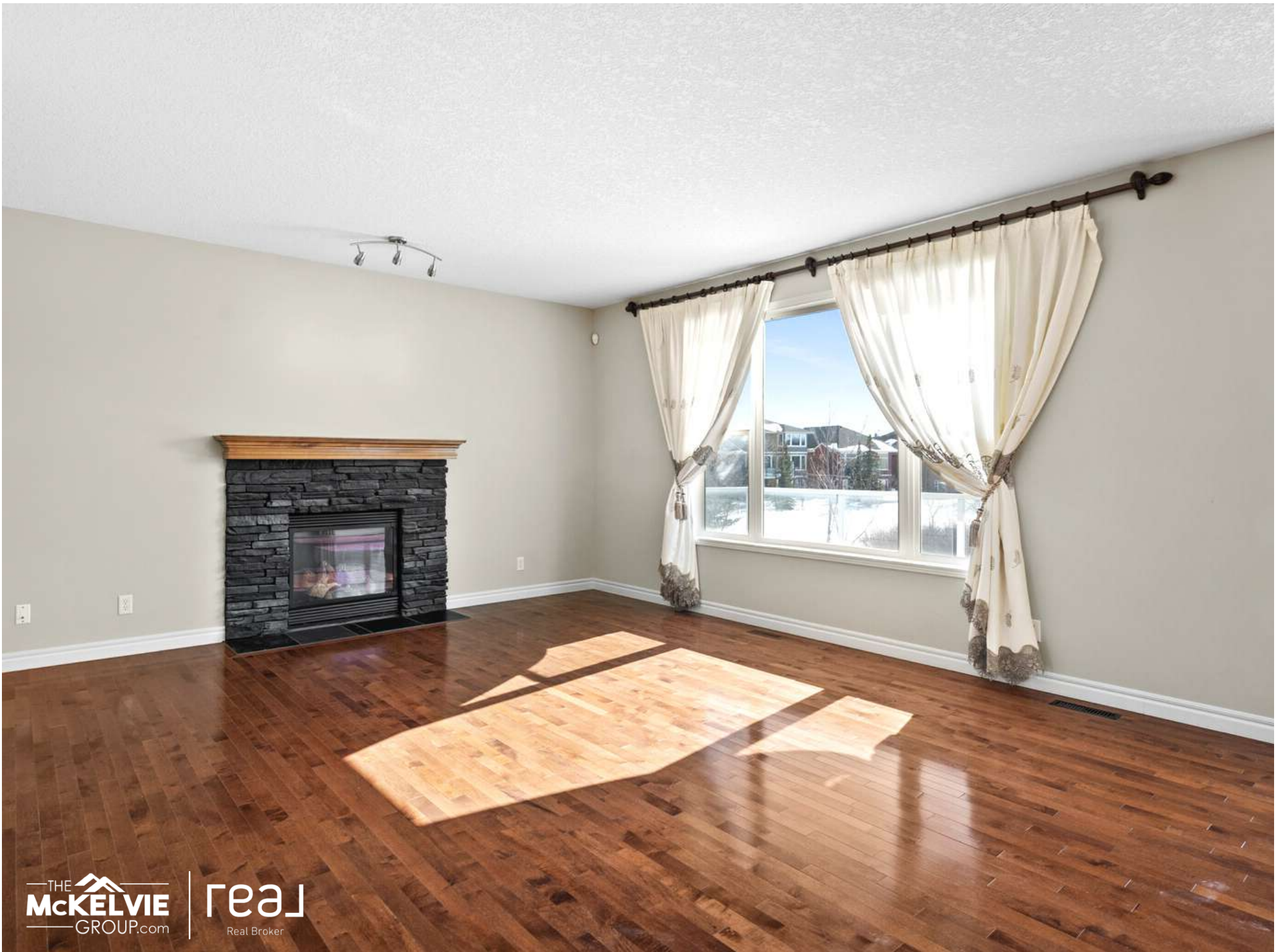
Interior Area: 2879.43 sq ft



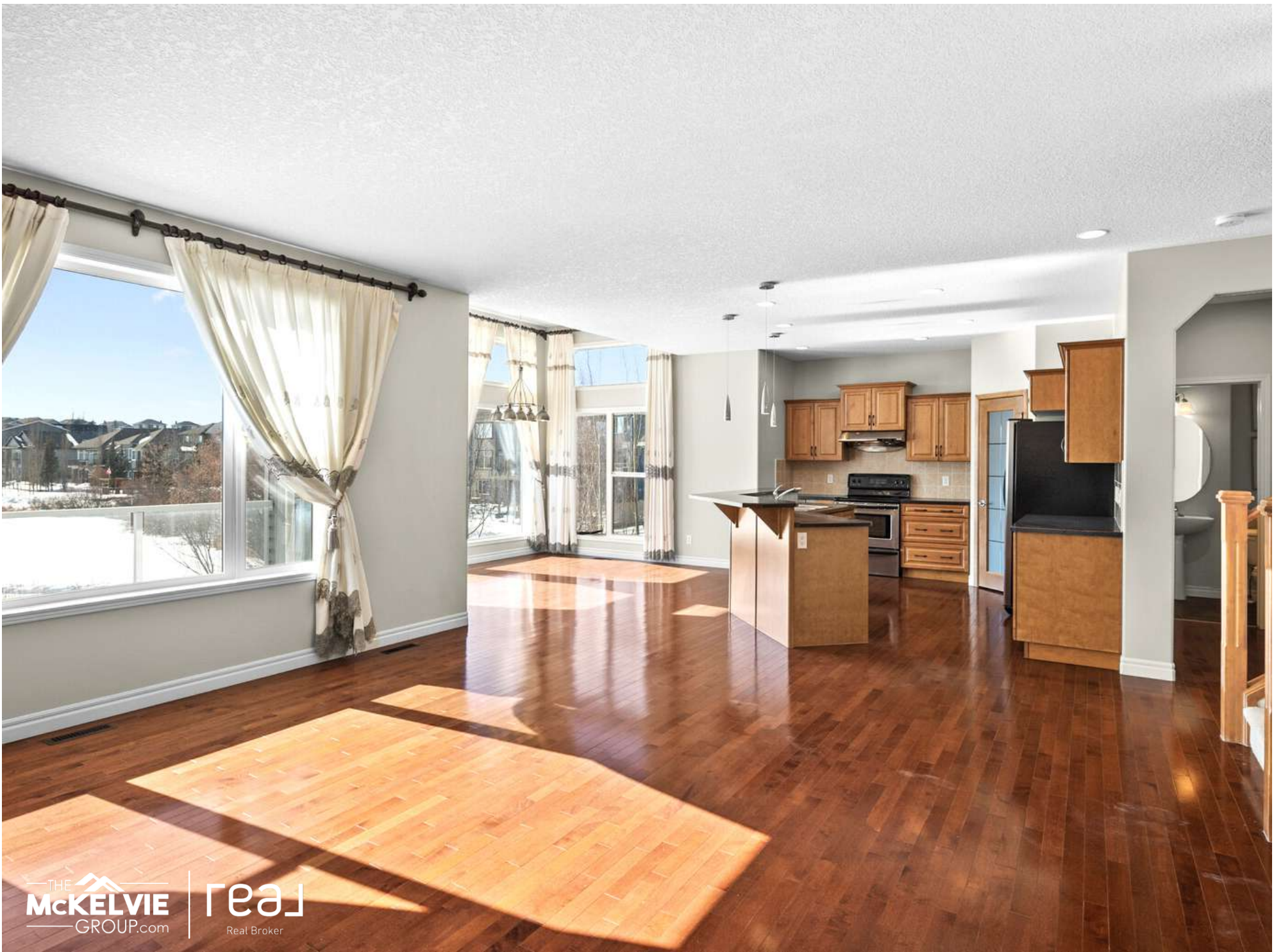


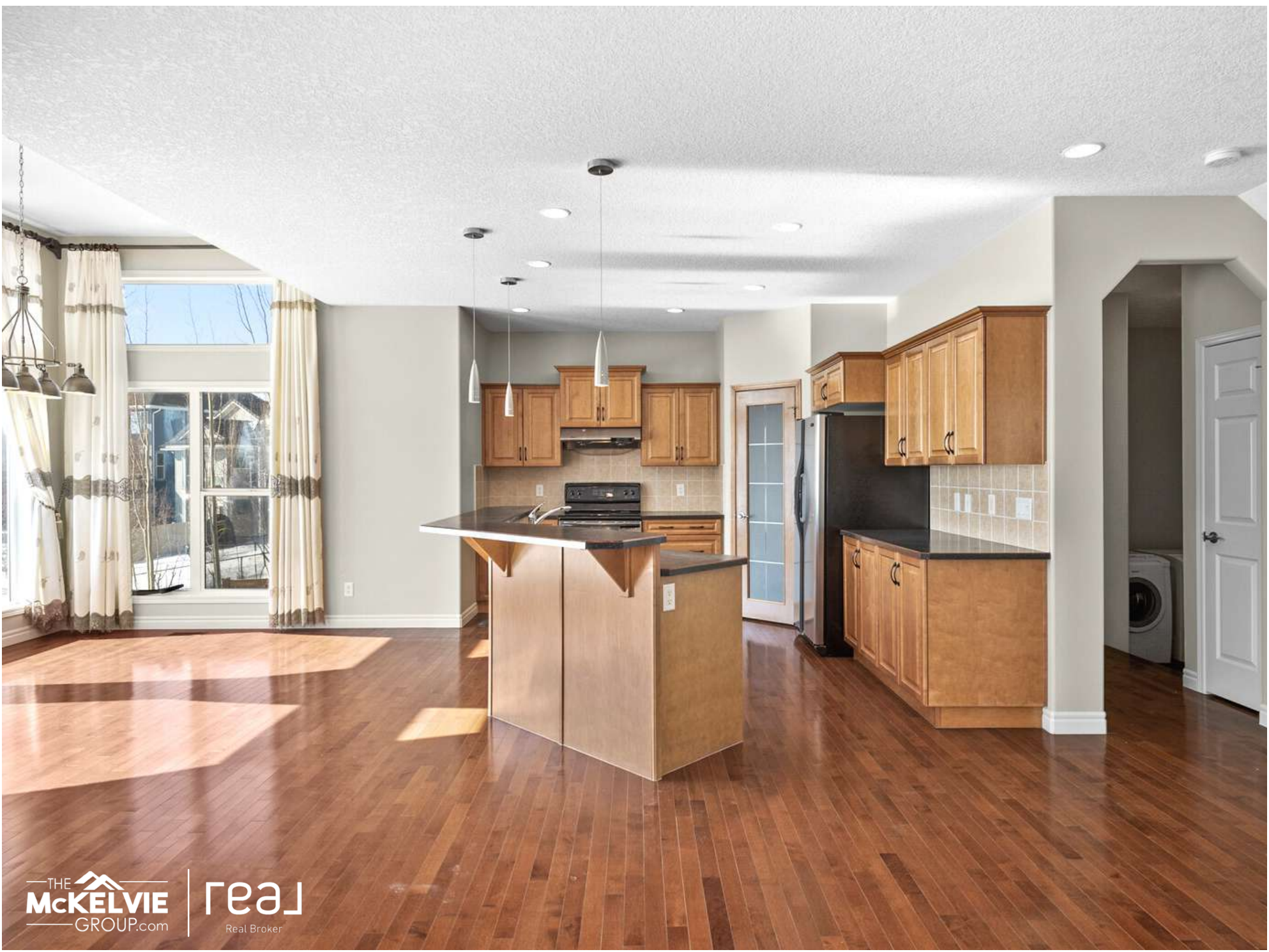


























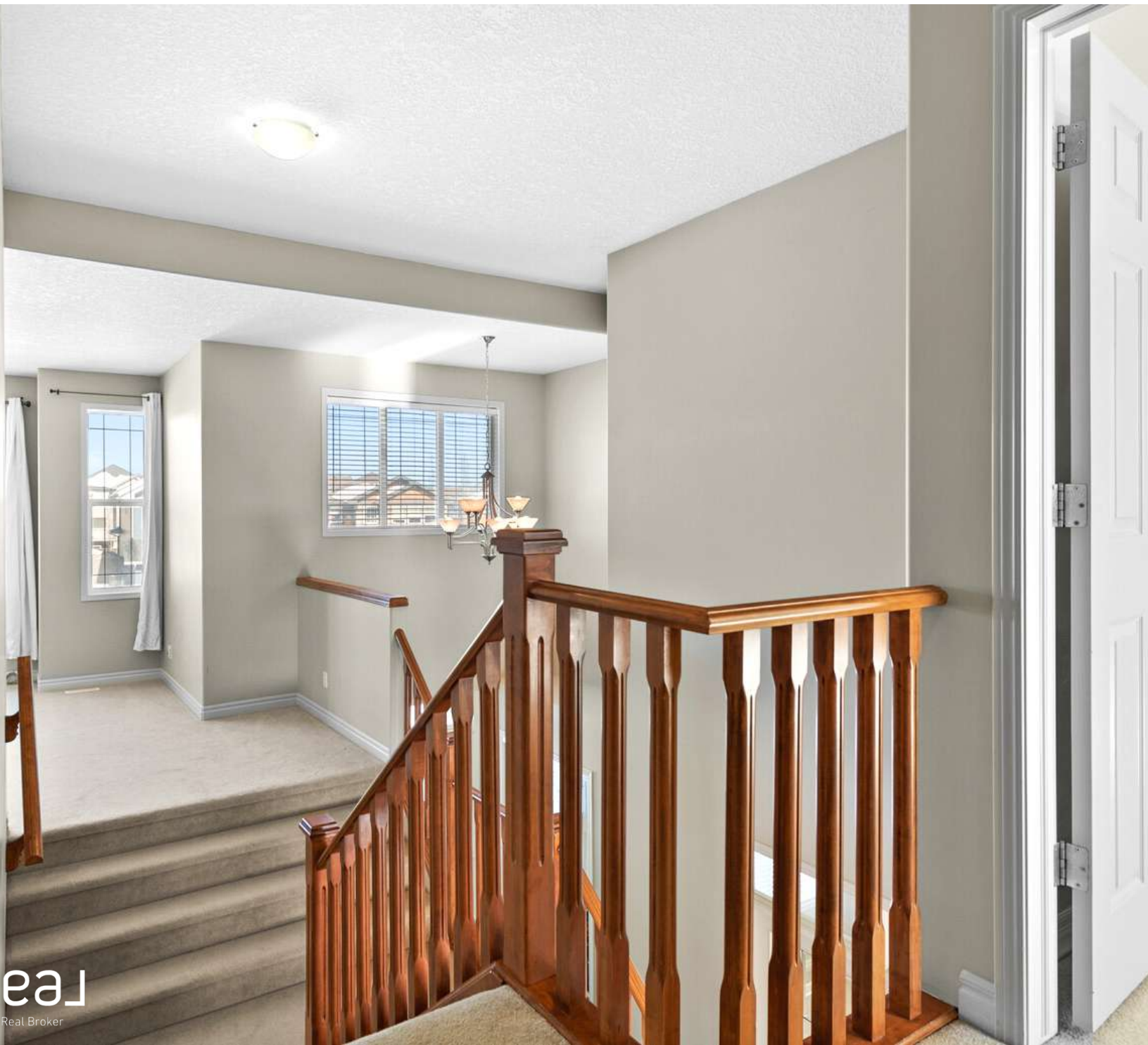










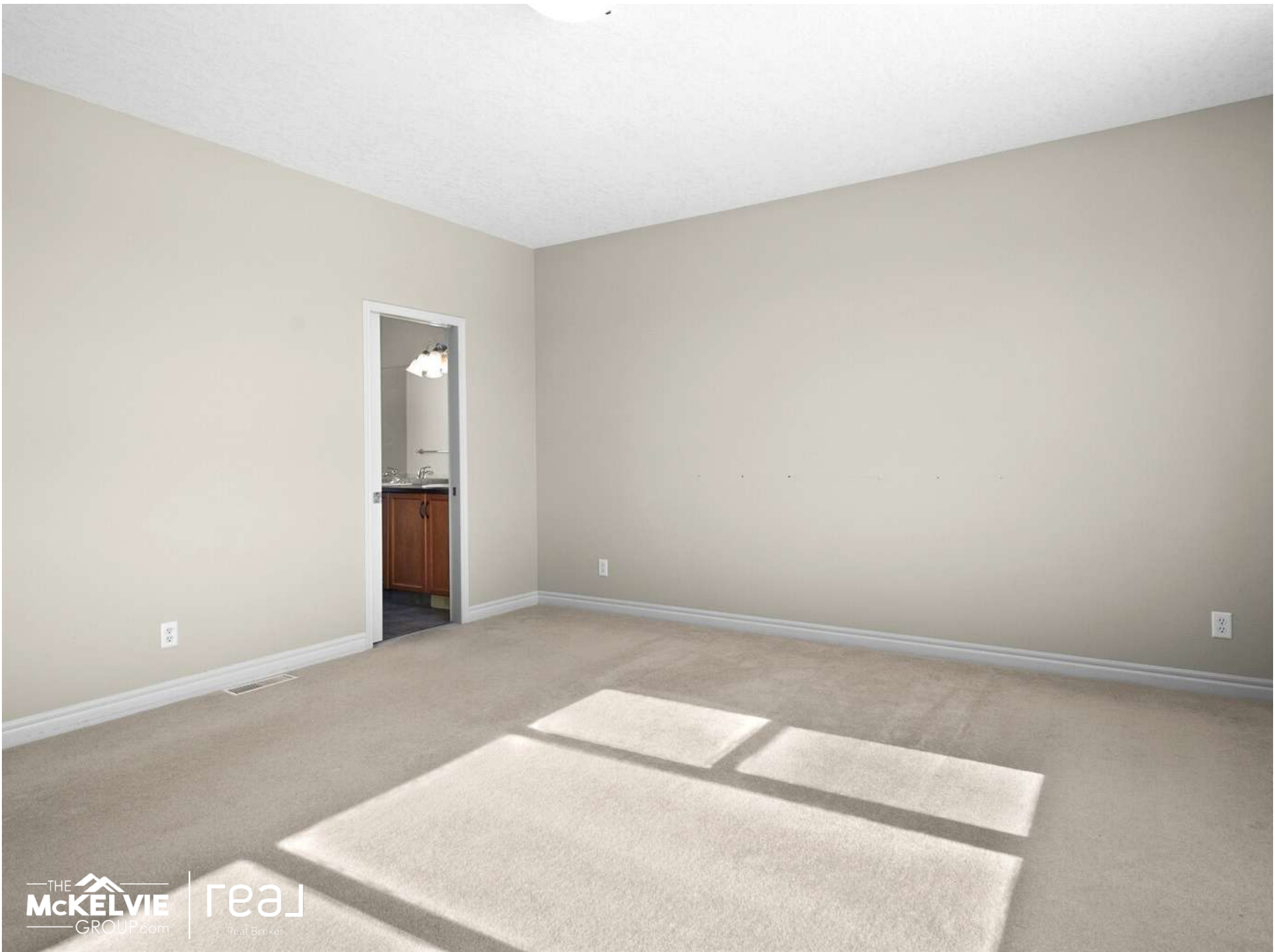










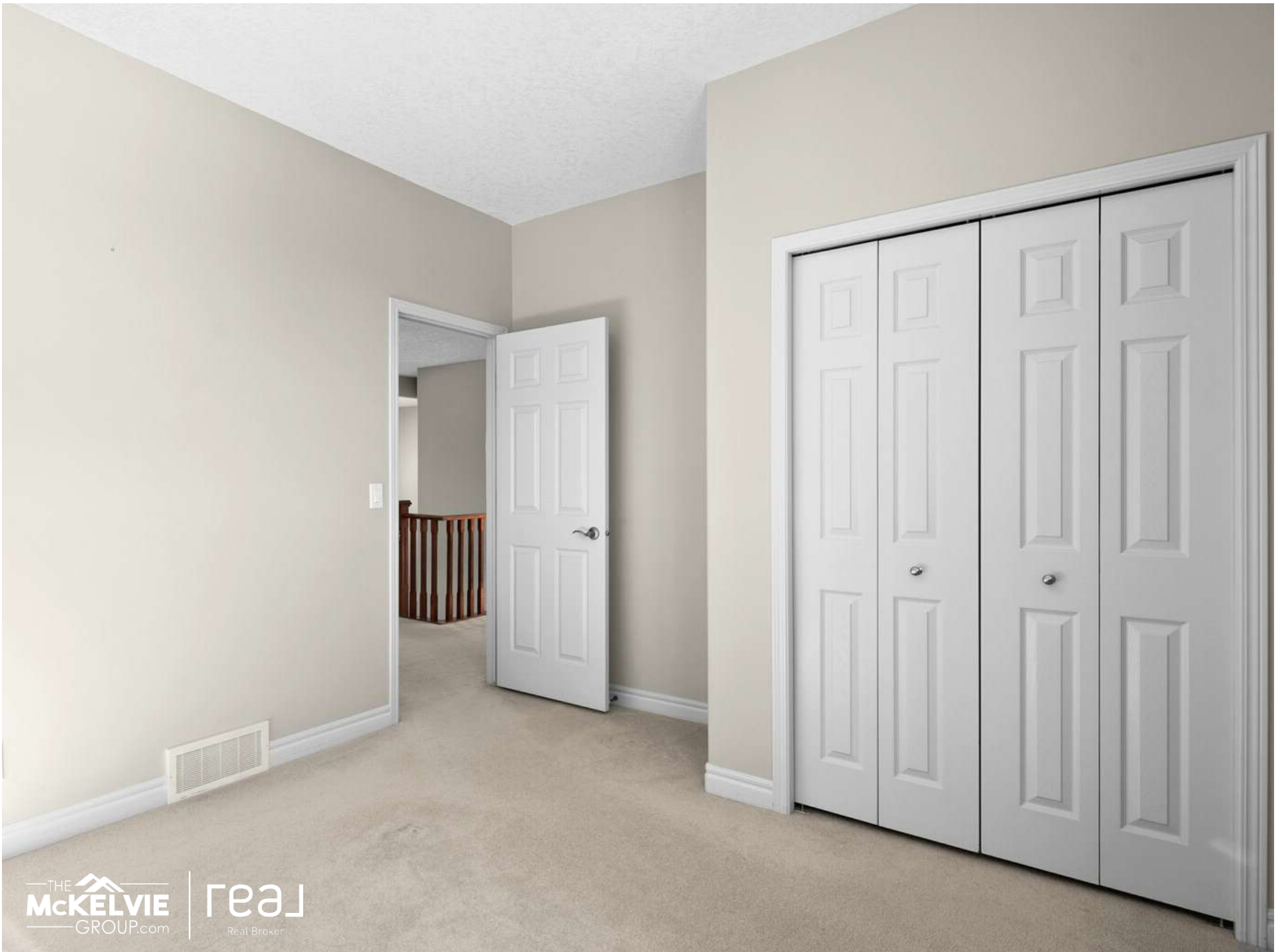




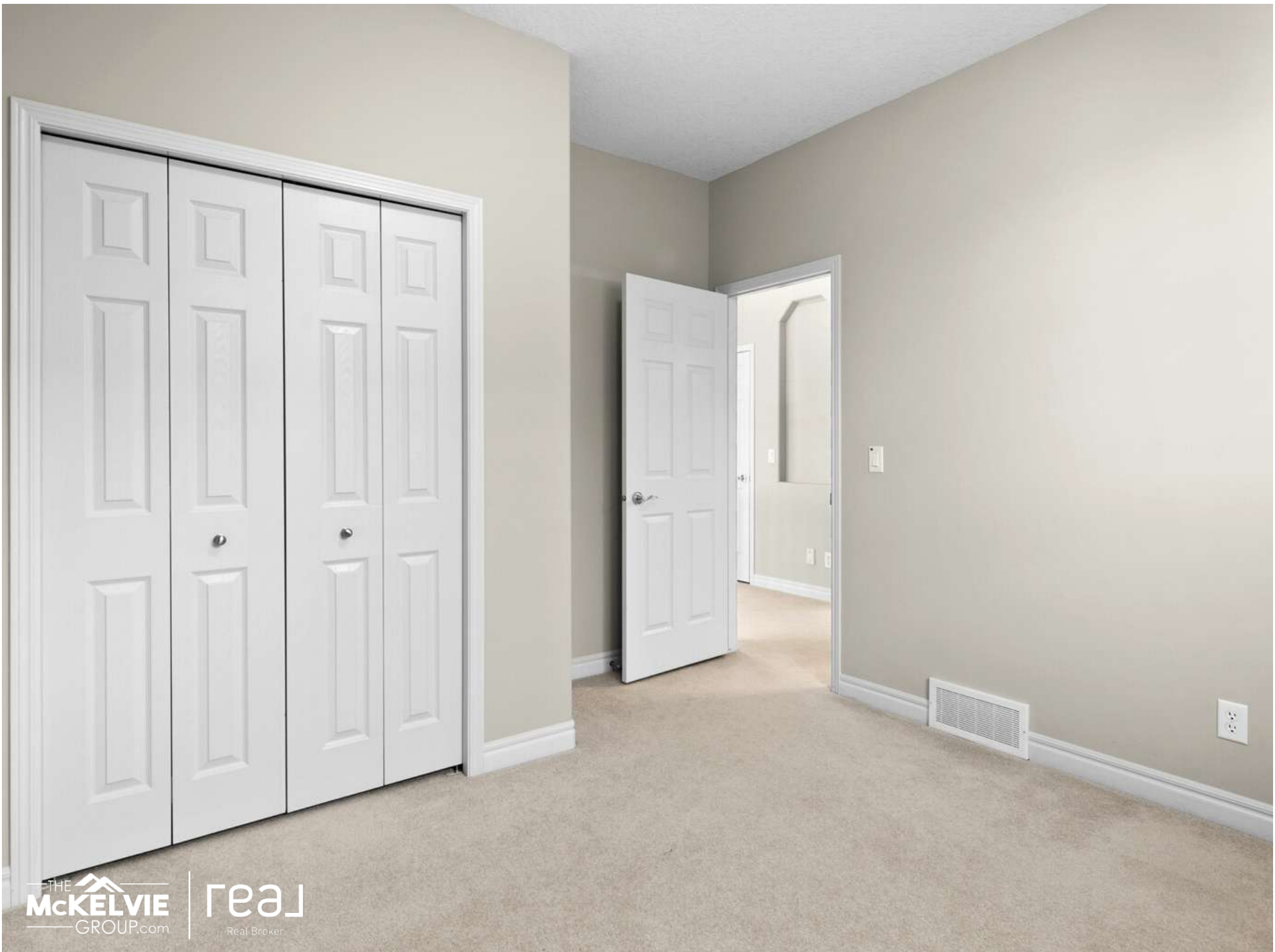










































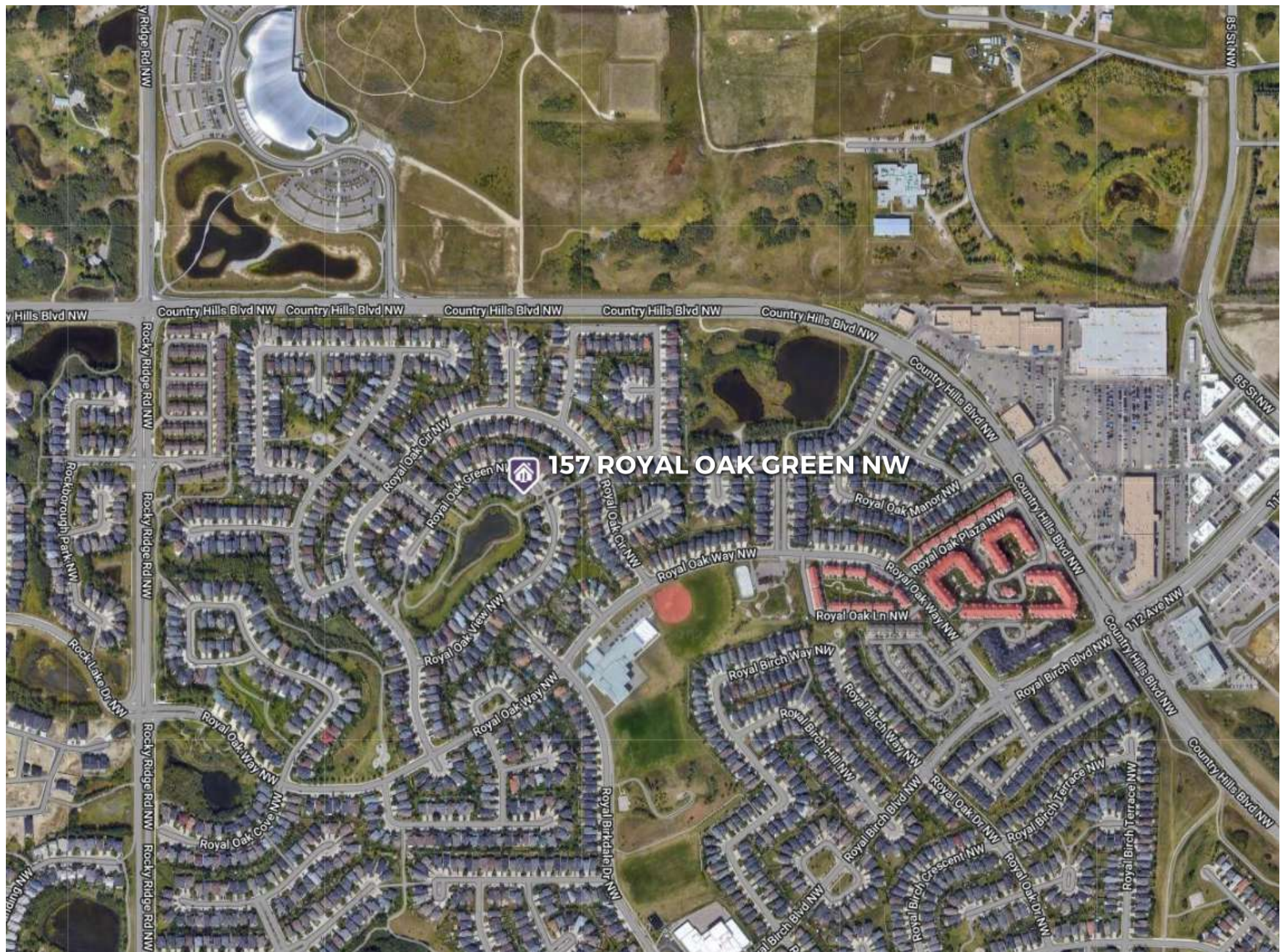












157 ROYAL OAK GREEN NW

WELCOME TO ROYAL OAK

The community of Royal Oak is located in northwest Calgary, and boasts a unique landscape with several wetland/storm ponds throughout the neighbourhood. Connected through a pathway system that winds around the community, featuring amazing Rocky Mountain views, green spaces, local shops and services, parks and playgrounds, schools, churches and more.



RRROCA - WELCOME TO THE ROCKY RIDGE ROYAL OAK COMMUNITY ASSOCIATION!

Rocky Ridge Royal Oak Community Association is a small group of volunteers who meet regularly and work constantly to tackle and fix residents' concerns, review and adjust development applications, watch out for environmental concerns, year-round operation and maintenance of RRROCA park, run children and community based programs and more!

<http://rrroca.org/en/>

ROCKY RIDGE RANCH COMMUNITY CENTER

10709 Rocky Ridge Blvd NW

Phone: 403-547-6633

Park Hours: 9:00 AM - 9:00 PM every day

<http://www.rrrha.ca/>



PARKS & REC

Explore your neighbourhood. - ROYAL OAK is surrounded by green spaces, parks and pathways.



SARINA POND & PLAYGROUND BACKS ON TO MITRA NATURAL RAVINE/PARK.

Get to these from Royal Oak Drive NW or from Royal Elm Road NW



ARAD PARK

Royal Oak Drive NW
Enjoy a nature walk around the large pond. Trails and walking/bike path around the pond connects to other paths throughout Royal Oak.



PARKS & REC



TOT LOTS AND PLAYGROUNDS

1. Yekta Playground - 69 Royal Highland Rd NW
2. Niki Playground - 91 Royal Ridge Terrace NW
3. Leila Playground - 218 200 Royal Bay NW
4. Sarina Playground - 200 Royal Oak Dr NW
5. playground - Royal Oak Heights NW
6. playground - Royal Oak Way NW
7. Kids Playground - 120 Royal Birkdale Dr NW



RROCA PARK

9001 Royal Oak Way NW

Basketball, ice hockey rink. baseball diamond & playing fields.



JAFARI PARK

Entrance off Royal Oak Manor NW

Walking path and ponds/wetlands.



BASKETBALL PLAYGROUND

& TOBOGGAN HILL

61 Royal Birkdale Dr NW

TARA FIELD PARK

Royal Oak Drive NW

huge playing field, baseball diamond and community garden

PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

PARKS & REC CLOSE BY

CANADA OLYMPIC PARK / WINSPORT

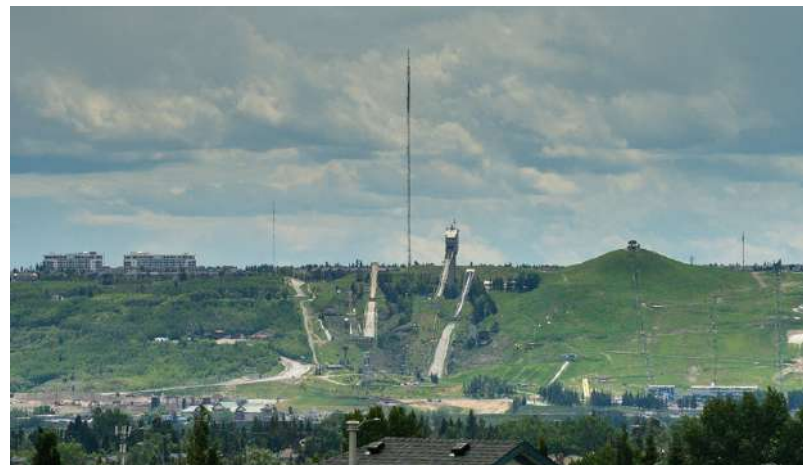
(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).

BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW

<https://www.calgary.ca>



LIBRARIES

CROWFOOT LIBRARY

8665 Nose Hill Drive NW

HOURS: Monday to Thursday

9:00am to 9:00pm, Friday

9:00am to 6:00pm

Saturday 9:00am to 5:00pm,

Sunday 12noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



FREE LITTLE LIBRARY

Charter #15679

190 Royal Bay NW

(next to park entrance)

Calgary Alberta T3G 4M3

<https://littlefreelibrary.org/>



PUBLIC TRANSIT

It is easy to get around Royal Oak as there are various bus routes throughout the neighbourhood that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



LOCAL SHOPPING:

ROYAL OAK ESTATES PLAZA

Cafe Fresco, restaurants, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.



GROCERIES:

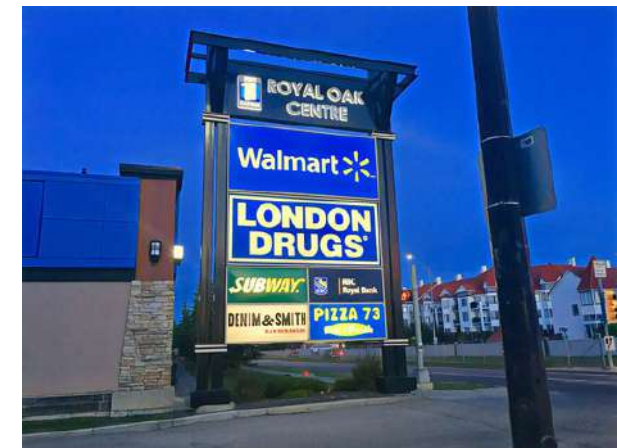
Rocky Ridge Co-op - 11595 Rockyvalley Dr NW

Sobeys - 11300 Tuscany Boulevard NW

Sobeys - 9999 Country Hills Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW



ROCKY RIDGE SHOPPING CENTRE

Co-op grocery store and gas station, liquor store, vets, dental, bank & more.

CROWFOOT SQUARE

Grocery stores, restaurants, movie theater, coffee shops, services and more!

MARKET MALL

Distance: 6.4km - 3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearsrawlions.com/farmersmarket/>



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM.

S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>



MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm, Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



SERVICES

POLICE

CALGARY POLICE DISTRICT 7 -
COUNTRY HILLS
11955 Country Village Link NE
(403) 428-6700

CALGARY POLICE DISTRICT 3 -
NORTH HAVEN
4303 14 ST NW
(403) 428-6300



FIRE STATION

CALL 911 for all emergencies.
STATION 34 IN ROYAL OAK
16 Royal Vista Way NW

TUSCANY FIRE STATION #42
345 Tuscany Way NW

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH
CENTRE
OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

DENTISTS

ROYAL OAK FAMILY DENTISTRY
500 Royal Oak Dr NW, Calgary
403-374-6161
<https://www.familydentistrycalgary.ca/>

ROCKY RIDGE DENTAL
11595 Rockyvalley Dr NW
403-244-2273
<https://www.rockyridgedental.com/>

WALK-IN CLINICS

MEDICARE ROYAL VISTA MEDICAL
FAMILY PRACTICE & WALK-IN CLINIC
8730 Country Hills Blvd NW #250
403-262-7787
<https://www.medicareclinic.org/>

ROCKFORD MEDICAL CLINIC |
FAMILY DOCTORS
500 Royal Oak Dr NW #232
403-910-1981
<https://www.rockfordmd.ca/>

VETS

ROYAL VETERINARY HOSPITAL
108-500 Royal Oak Dr NW
403-452-9444
<https://royalvethospital.com/>

ROCKY RIDGE PET HOSPITAL
11595 Rockyvalley Dr NW Unit 2010
403-984-4143
<http://www.rockyridgevet.com/>

VCA CANADA ROYAL OAK ANIMAL
HOSPITAL
8888 Country Hills Blvd NW #180
403-208-0847
<https://vcacanada.com/royaloak/>

SCHOOLS

PUBLIC SCHOOLS

ROYAL OAK SCHOOL (K-3) PUBLIC

9100 Royal Birch BV NW

Phone: 403-777-6279

<http://school.cbe.ab.ca/school/RoyalOak/Pages/default.aspx>

WILLIAM D. PRATT SCHOOL (4-9) PUBLIC

9850 Royal Oak Way NW

Phone: 403-817-3520

<http://school.cbe.ab.ca/school/williamdpratt/Pages/default.aspx>

ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>

CATHOLIC SCHOOLS

ST. MARIA GORETTI SCHOOL (K-6)

375 Hawkstone Drive NW

Phone: 403-500-2099

<https://www.cssd.ab.ca/schools/stmariagoretti/Pages/default.aspx>

ST. JEAN BREBEUF SCHOOL (7-9)

5030 Northland Drive NW

Phone: 403-500-2046

<https://www.cssd.ab.ca/schools/stjeanbrebeuf/Pages/default.aspx>

ST. FRANCIS HIGH SCHOOL (10-12)

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

