

Royal Oak

207 Royal Oak Bay NW



THE
McKELVIE
GROUP.com

real
Real Broker

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TheMcKelvieGroup.com

207 Royal Oak Bay NW

Nestled on a tranquil street in Royal Oak, this meticulously maintained family home welcomes you with charming stone and shingle accents that hint at the thoughtful design waiting inside.

Step through the covered front porch into a bright, open entryway where durable porcelain tile and vinyl plank flooring—a practical choice found throughout the entire home—sets the stage for effortless family living. The front den offers versatile space for a home office or quiet retreat, while the heart of the home unfolds in a stunning open-concept kitchen and living area designed for both everyday family moments and gracious entertaining. Rich cabinetry, gleaming quartz countertops, under-cabinet lighting, and premium stainless steel appliances create a kitchen that's as functional as it is beautiful. The generous island naturally becomes the family gathering place—ideal for quick breakfasts or lingering conversations over coffee. Just steps away, the warm family room centres around a cozy gas fireplace with custom accent lighting that creates an inviting atmosphere for movie nights or quiet evenings together. The adjacent dining nook offers ample space for family meals and celebrations, while the sunroom addition extends your living space through multiple seasons, providing a seamless connection to the outdoors. Practical everyday living is thoughtfully addressed with a stylish two-piece powder room and spacious mud/laundry room offering abundant storage and organization solutions.

Upstairs, the bonus room provides a flexible family space for entertainment, play, or relaxation. The serene primary retreat features a spacious bedroom filled with natural light, complemented by a walk-in closet and spa-inspired ensuite with dual sinks, separate shower, and deep soaker tub. Two additional bedrooms and a full bathroom complete this level, providing comfortable space for everyone.

The finished basement continues the home's exceptional quality with the same attention to detail. A welcoming recreation room with custom wet bar creates the perfect setting for casual gatherings, while a fourth bedroom, full bathroom, and versatile flex room round out this level—offering options for guests, teens, hobbies, or storage.

Outside, step from the sunroom to a beautifully landscaped backyard showcasing paver stone paths, a lower deck, established garden beds, and an inviting lawn. The garden shed with built-in workbench offers additional practical space for projects and storage.

With Royal Oak schools, playgrounds, tennis courts, and basketball courts just steps away, this home puts your family at the center of an active, connected community. Shopping, restaurants, and amenities are minutes from your door, creating a lifestyle where everything your family needs is right at hand.



Property Details

Offered At: \$875,000

Size: 2,097.68 Sq. Ft.

Possession: 90 Days / Negotiable

HOA: \$217.88/Annually - Amenities w/HOA

Property Taxes: \$4,760 for 2024

Heating: Forced Air, Natural Gas

Fireplaces: 1 gas / Living Room

Flooring: Laminate, Tile, Vinyl Plank

Laundry: Laundry is on main level

Kitchen:

- Rich cabinetry
- Gleaming quartz countertops
- Under-cabinet lighting
- Premium stainless steel appliances
- Large island
- Pantry

Goods Include:

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Hoodfan/Microwave, Window Coverings, Garage Opener with Remote Controls, Built-In Vacuum Systems and Attachments, Shed.

Garage: Double Attached Garage



ROOM DIMENSIONS

Main Building

1ST FLOOR

2pc Bath: 5' x 5'
Dining: 12' x 10'6"
Garage: 19'3" x 21'5"
Kitchen: 15' x 14'10"
Laundry: 7'4" x 12'9"
Living: 15' x 12'1"
Office: 10'11" x 9'9"
Sun Room: 11'10" x 9'11"

2ND FLOOR

4pc Bath: 8'2" x 4'11"
5pc Ensuite: 13'7" x 10'5"
Bedroom: 11'8" x 9'11"
Bedroom: 10'6" x 9'4"
Bonus Room: 15'1" x 13'
Primary: 13' x 14'1"

BASEMENT

4pc Bath: 8'4" x 4'11"
Bar: 8'8" x 2'4"
Bedroom: 11'7" x 9'11"
Flex Room: 11'2" x 13'3"
Rec Room: 13'11" x 20'4"
Utility: 10' x 11'4"

Main Building

1ST FLOOR

Interior Area: 948.98 sq ft
Excluded Area: 566.41 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1024.22 sq ft

2ND FLOOR

Interior Area: 994.17 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1073.46 sq ft

BASEMENT (Below Grade)

Interior Area: 720.67 sq ft
Excluded Area: 156.35 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1943.15 sq ft
Excluded Area: 566.41 sq ft
Exterior Area: 2097.68 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2663.83 sq ft
Excluded Area: 722.76 sq ft

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.

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.

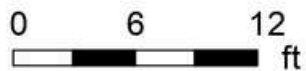
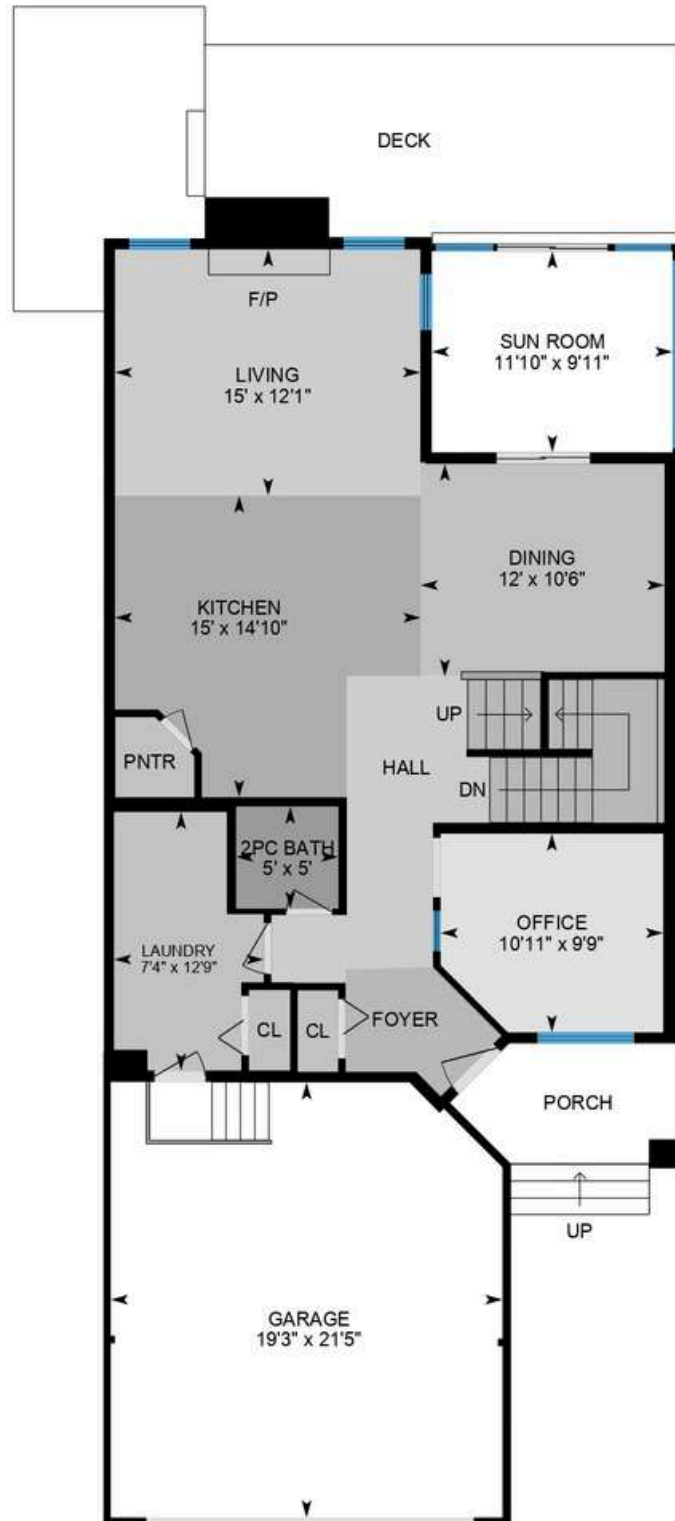
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1024.22 SQ. FT.

INTERIOR AREA:
948.98 SQ. FT.

EXCLUDED AREA:
566.41 SQ. FT.

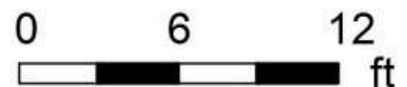
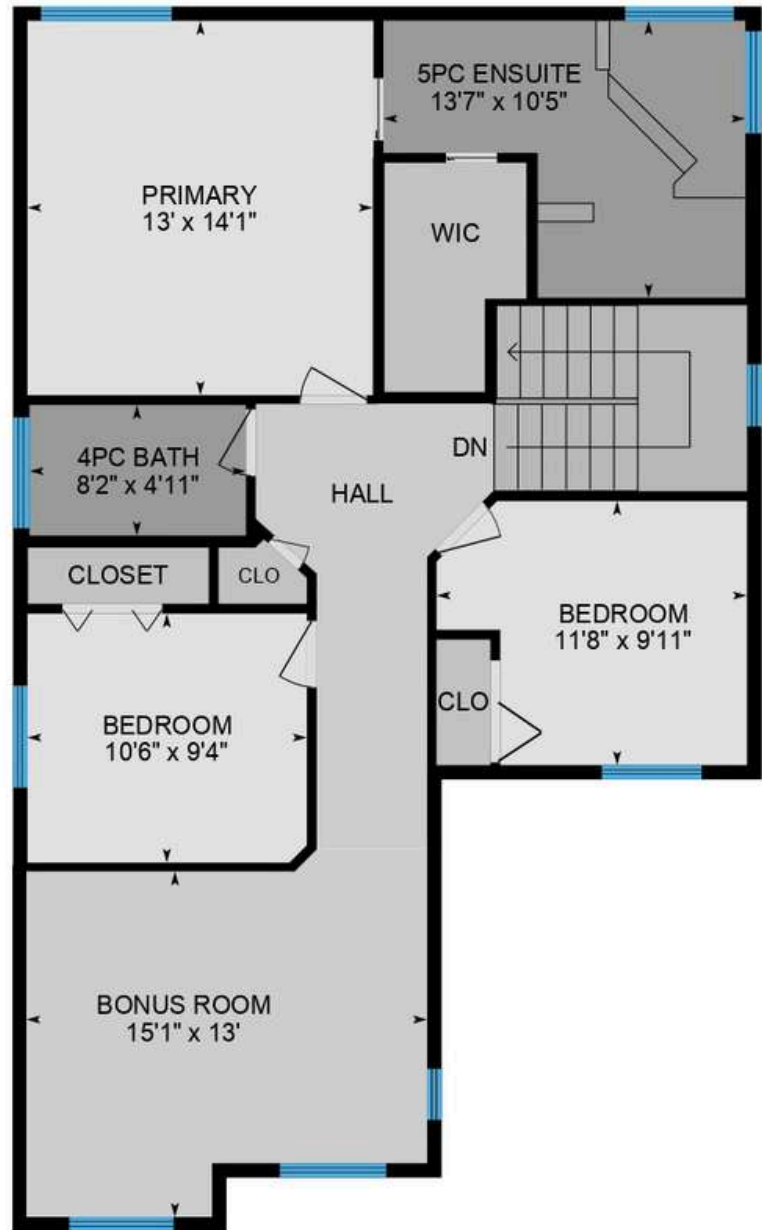


THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1073.46 SQ. FT.

INTERIOR AREA:
994.17 SQ. FT.

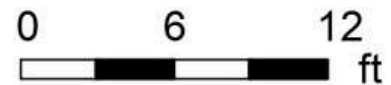


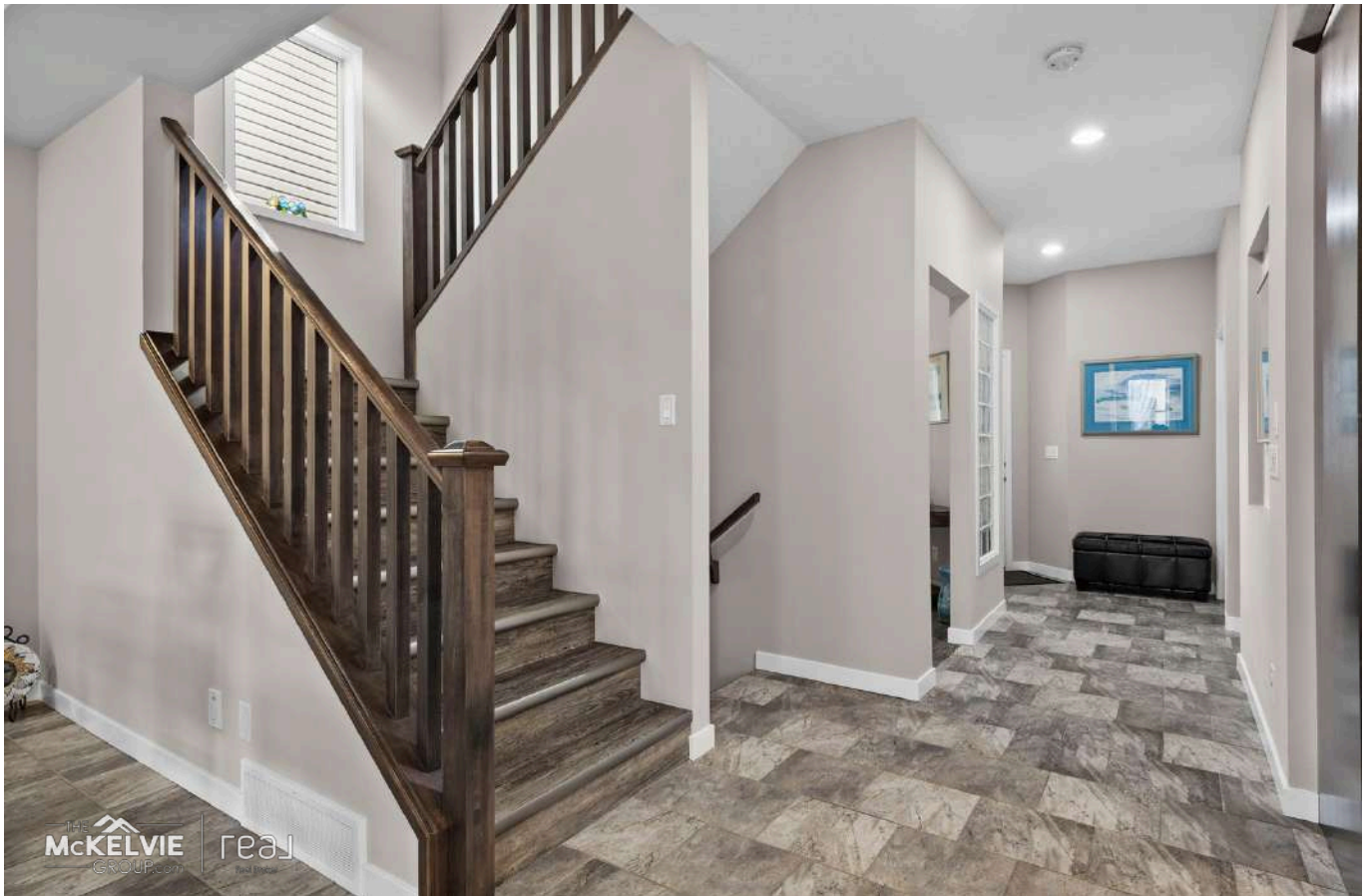
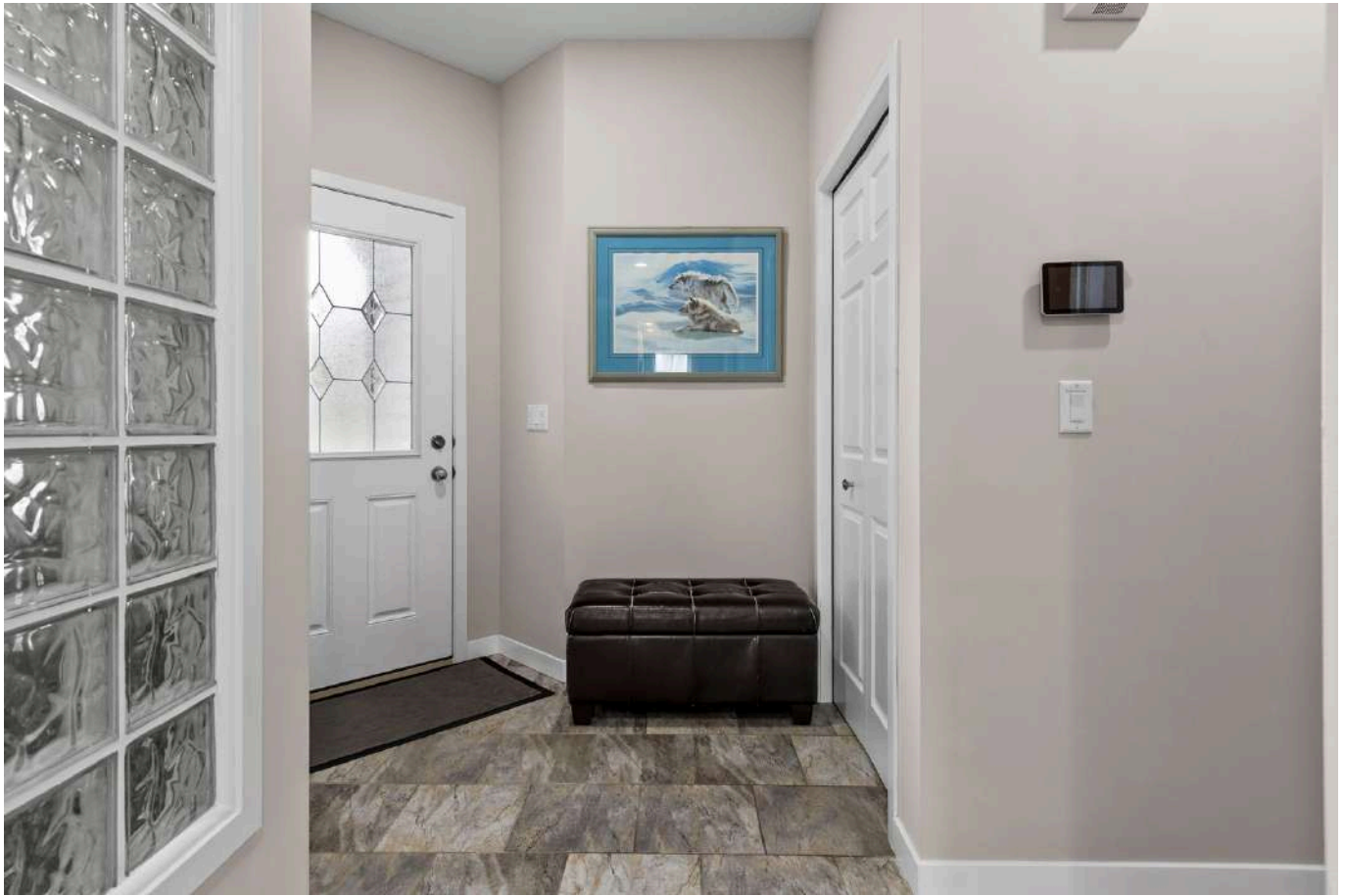
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

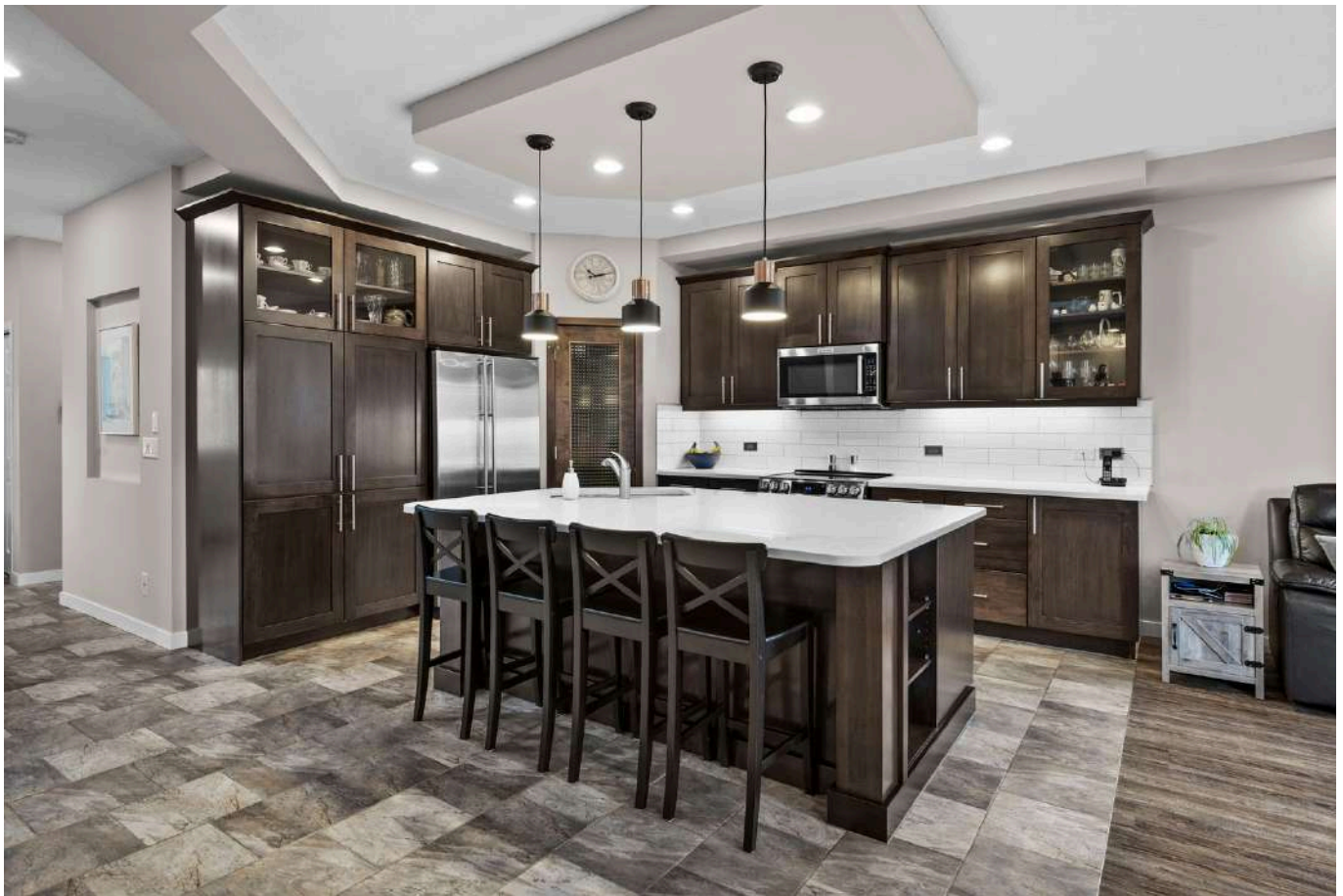
INTERIOR AREA:
720.67 SQ. FT.

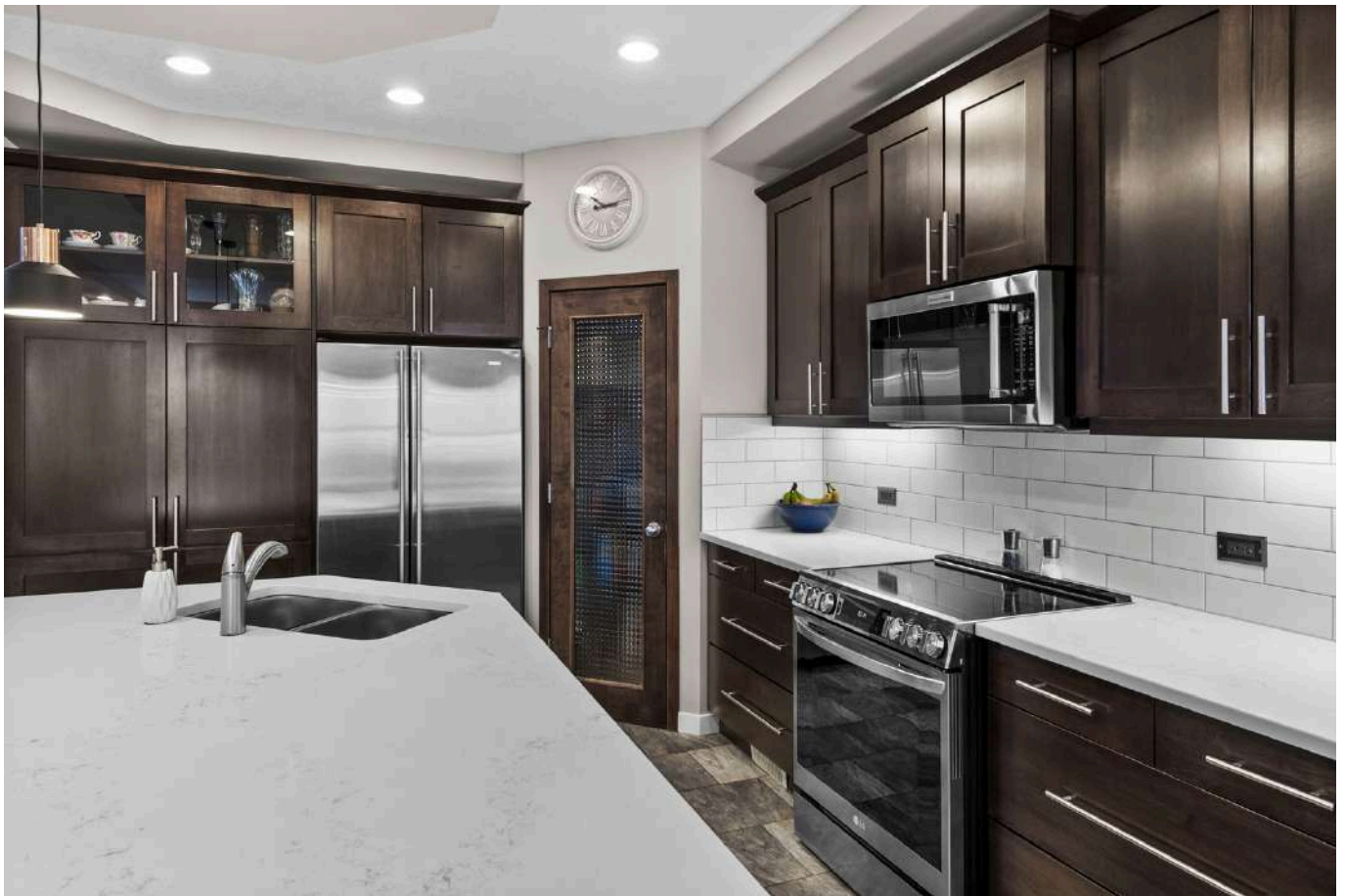
EXCLUDED AREA:
156.35 SQ. FT.



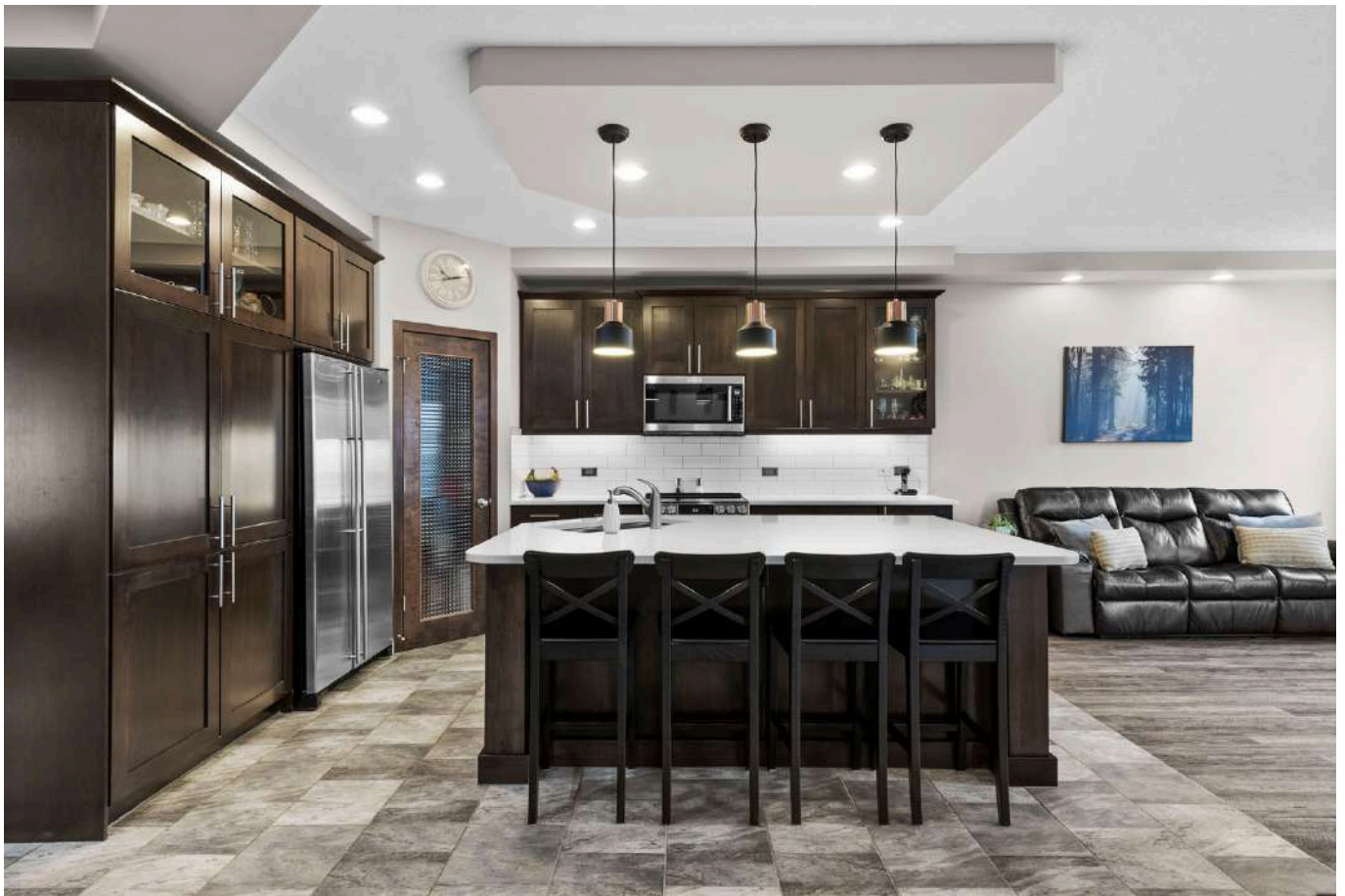


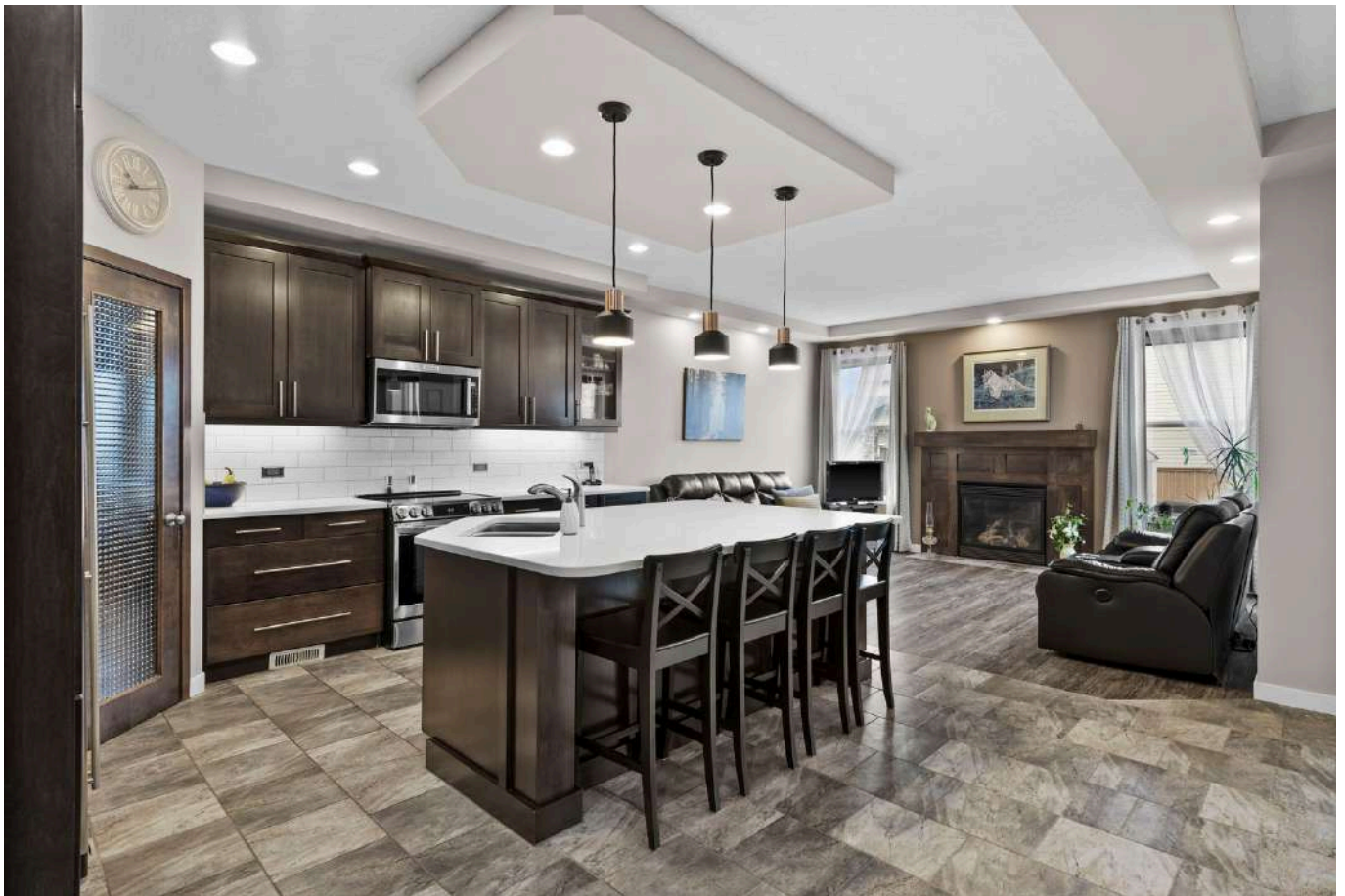






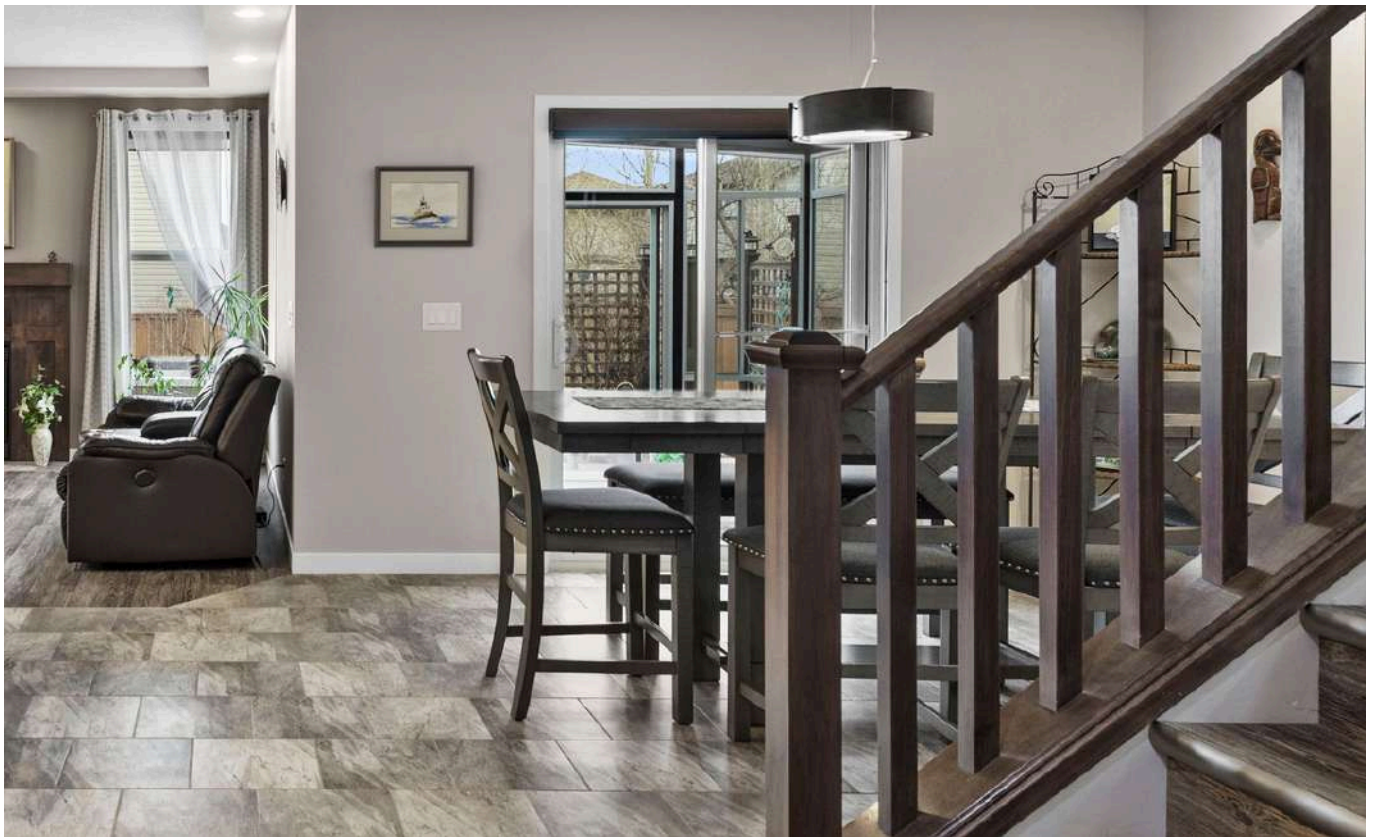




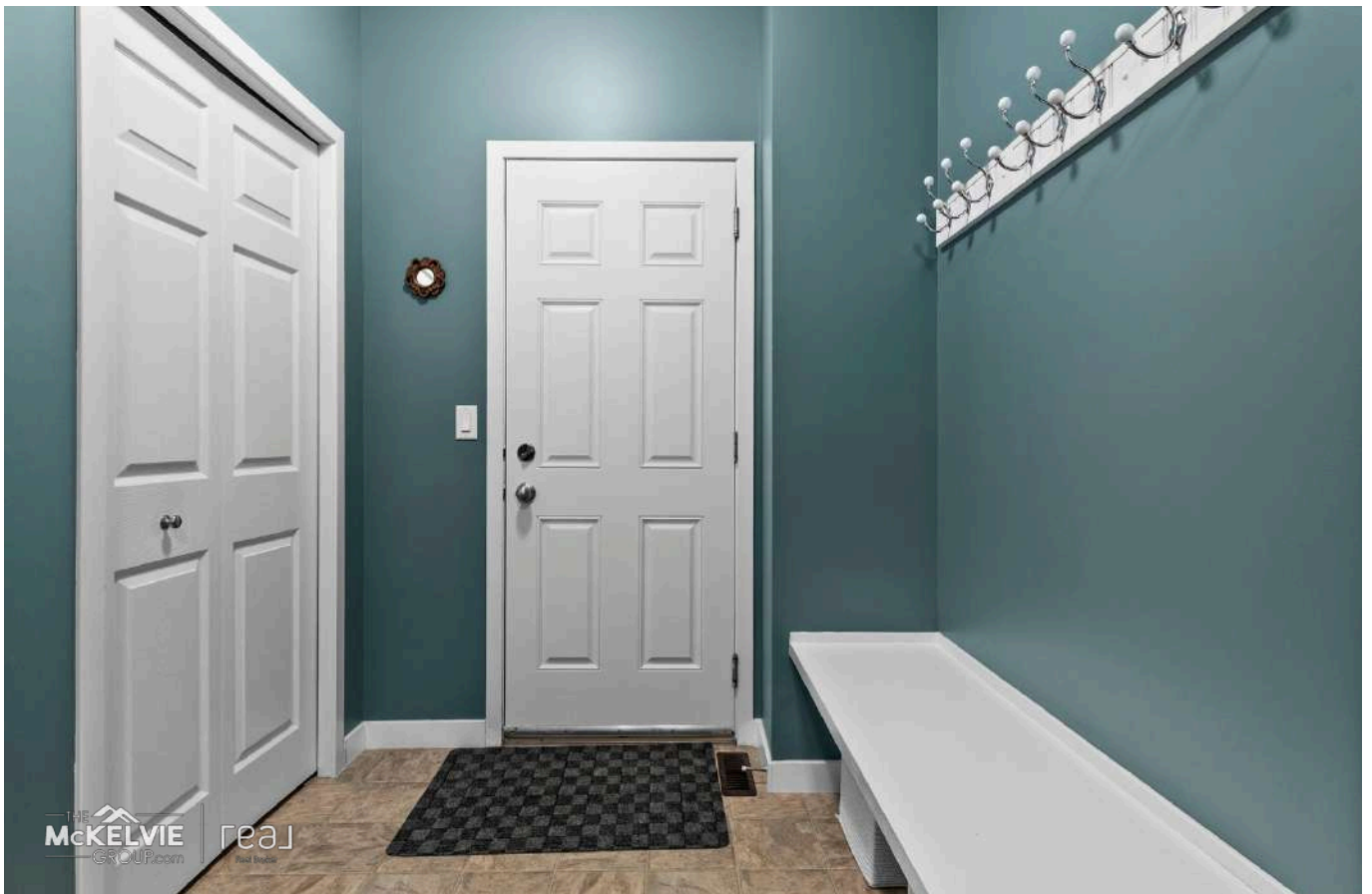
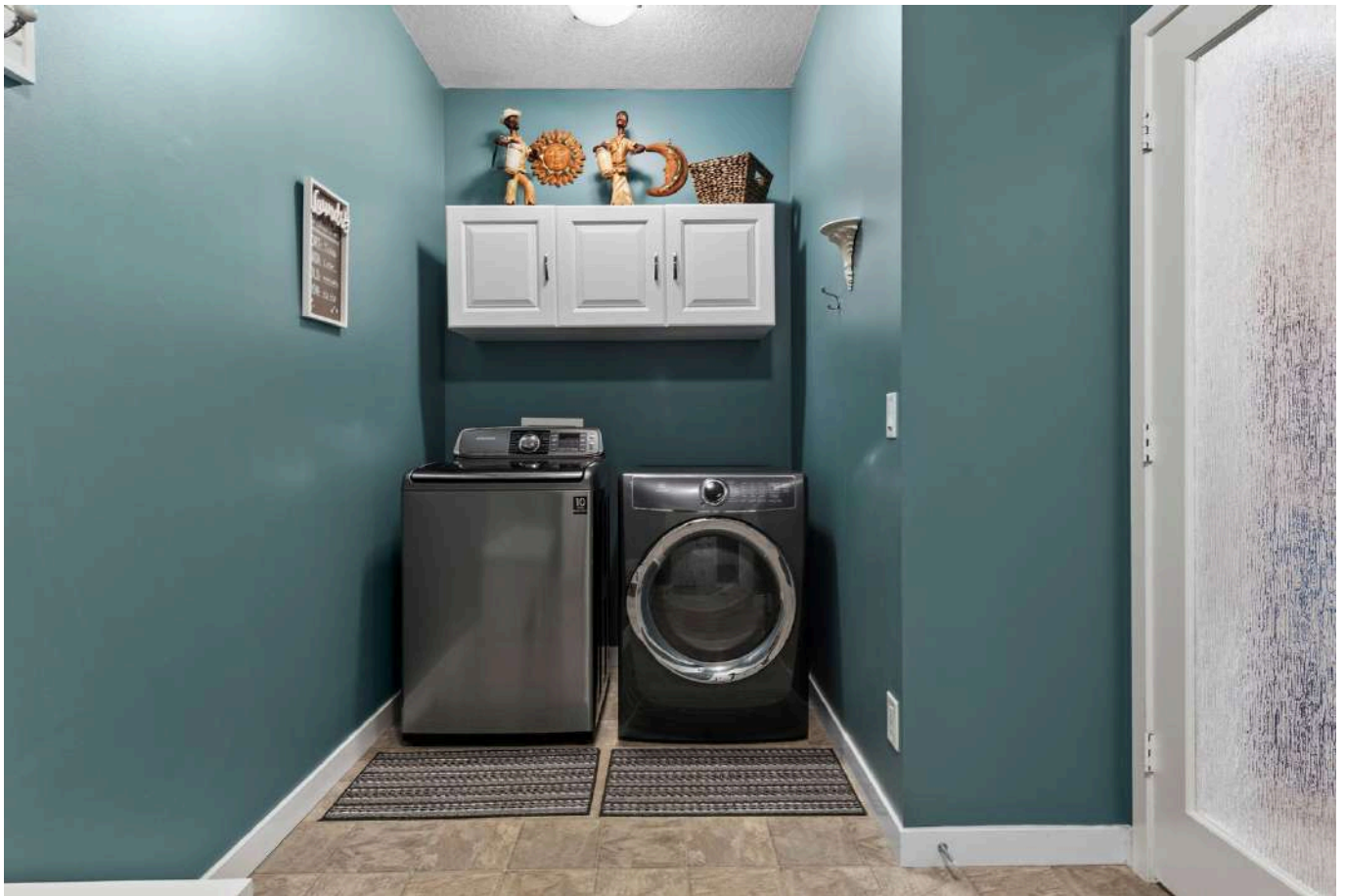


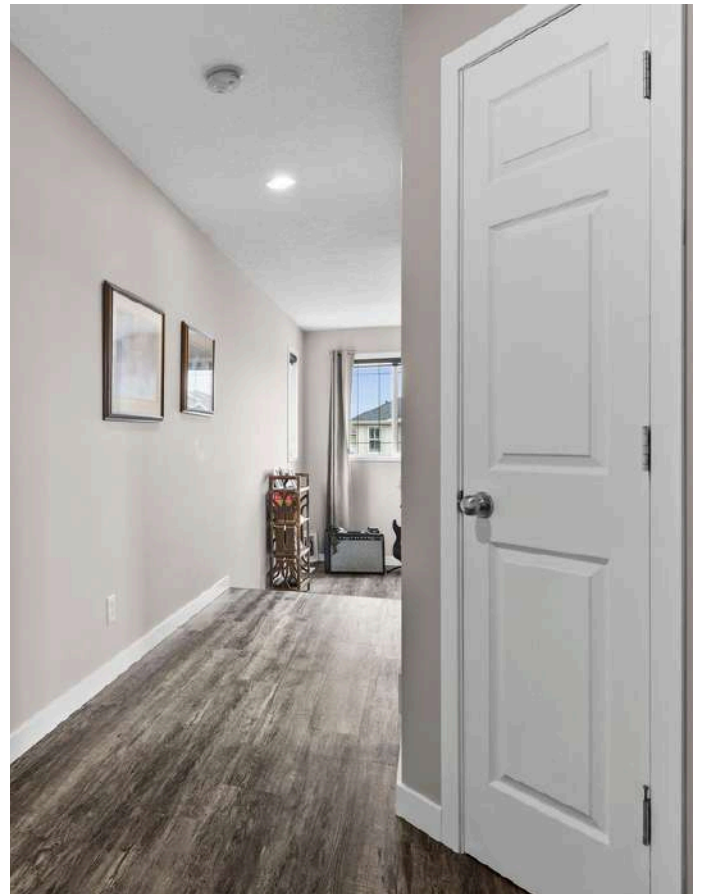


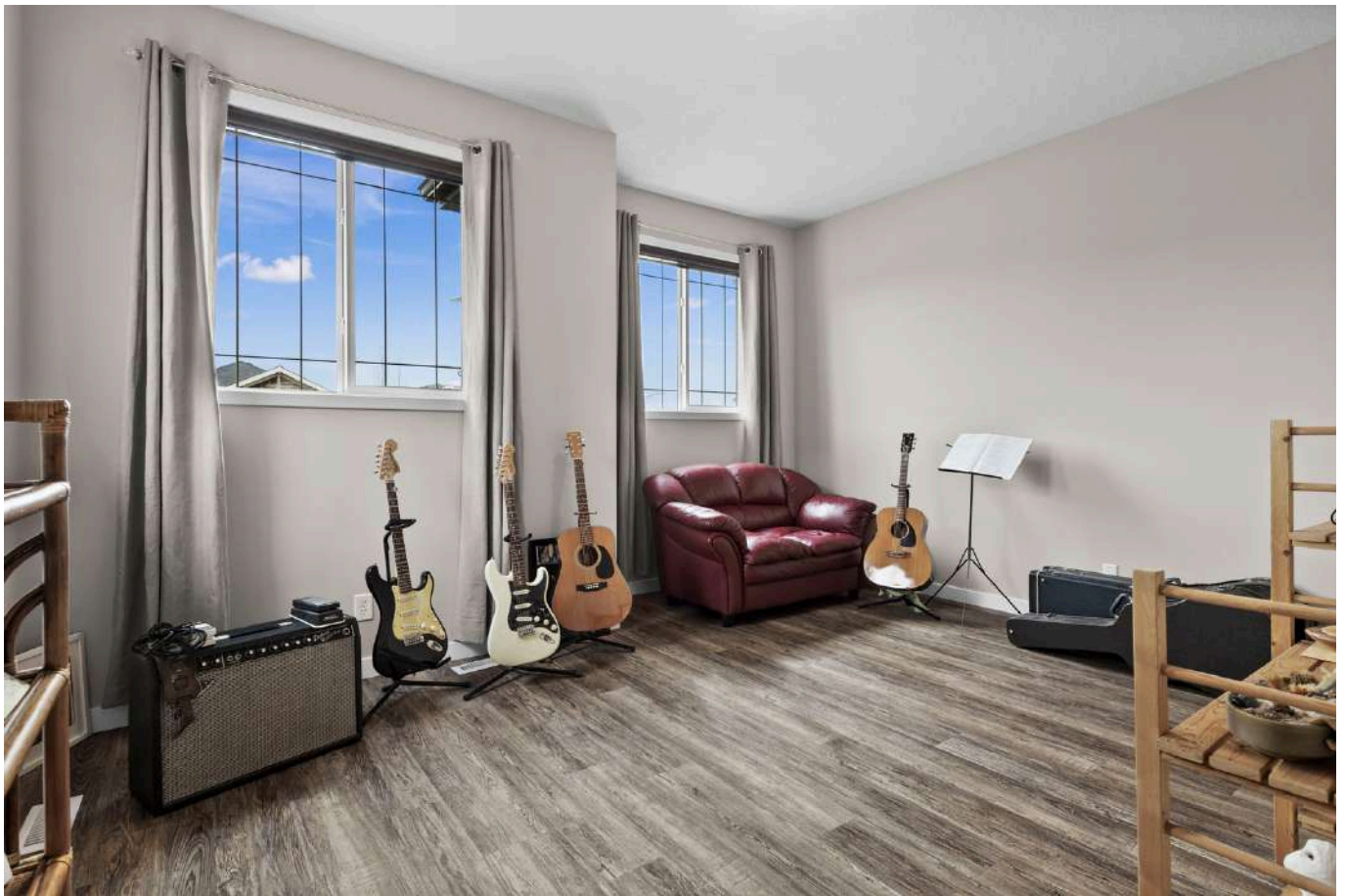




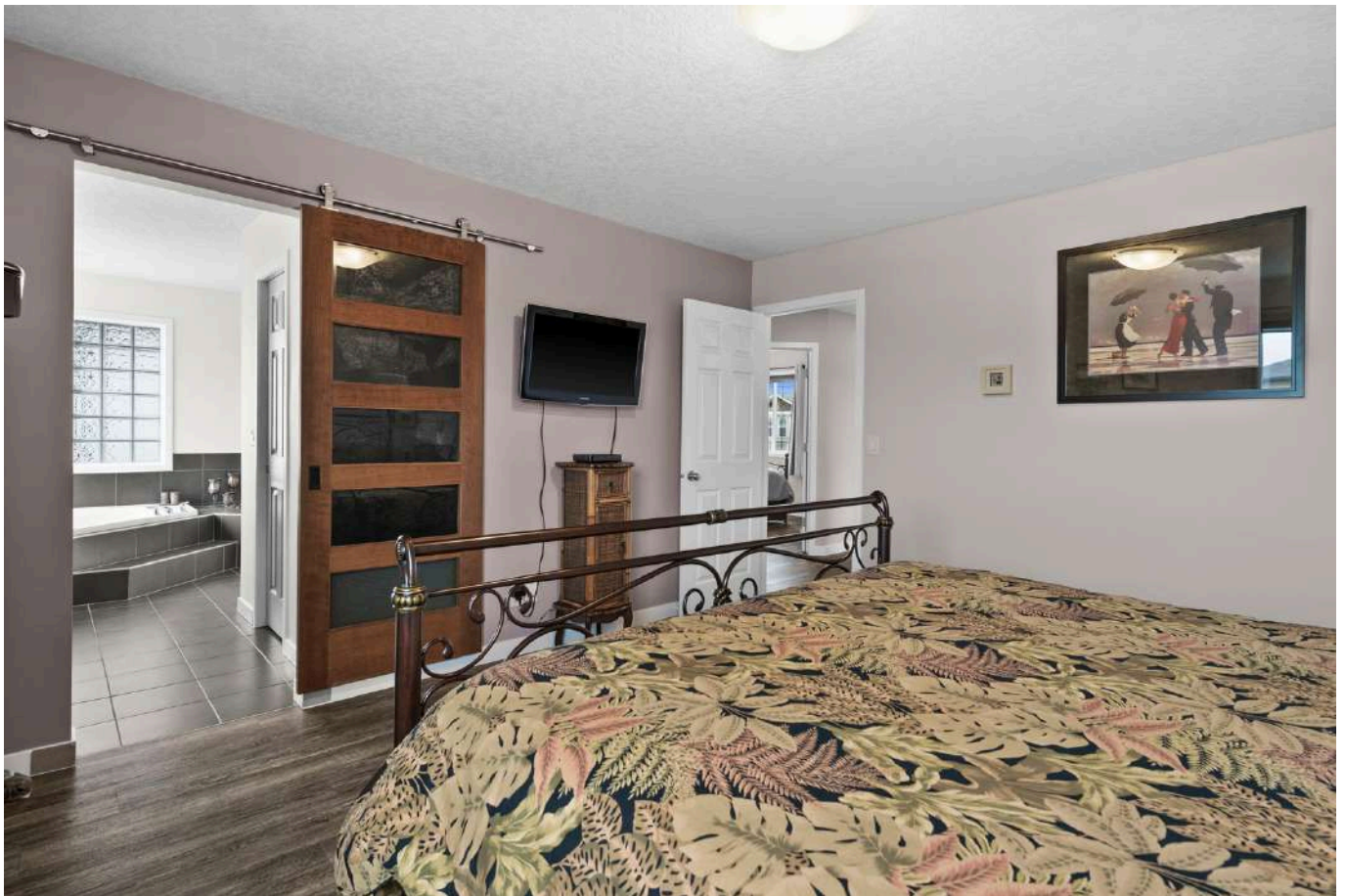






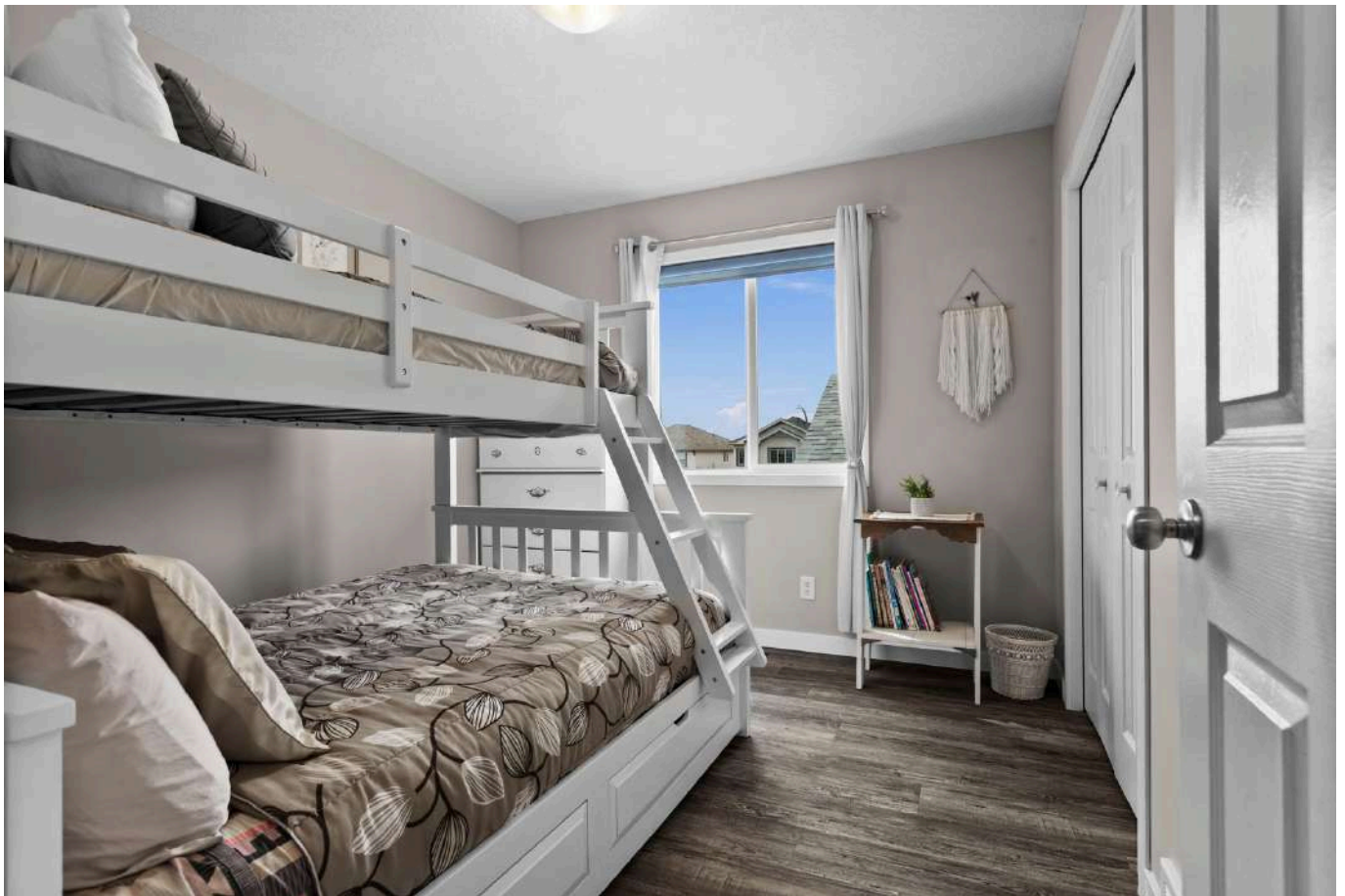


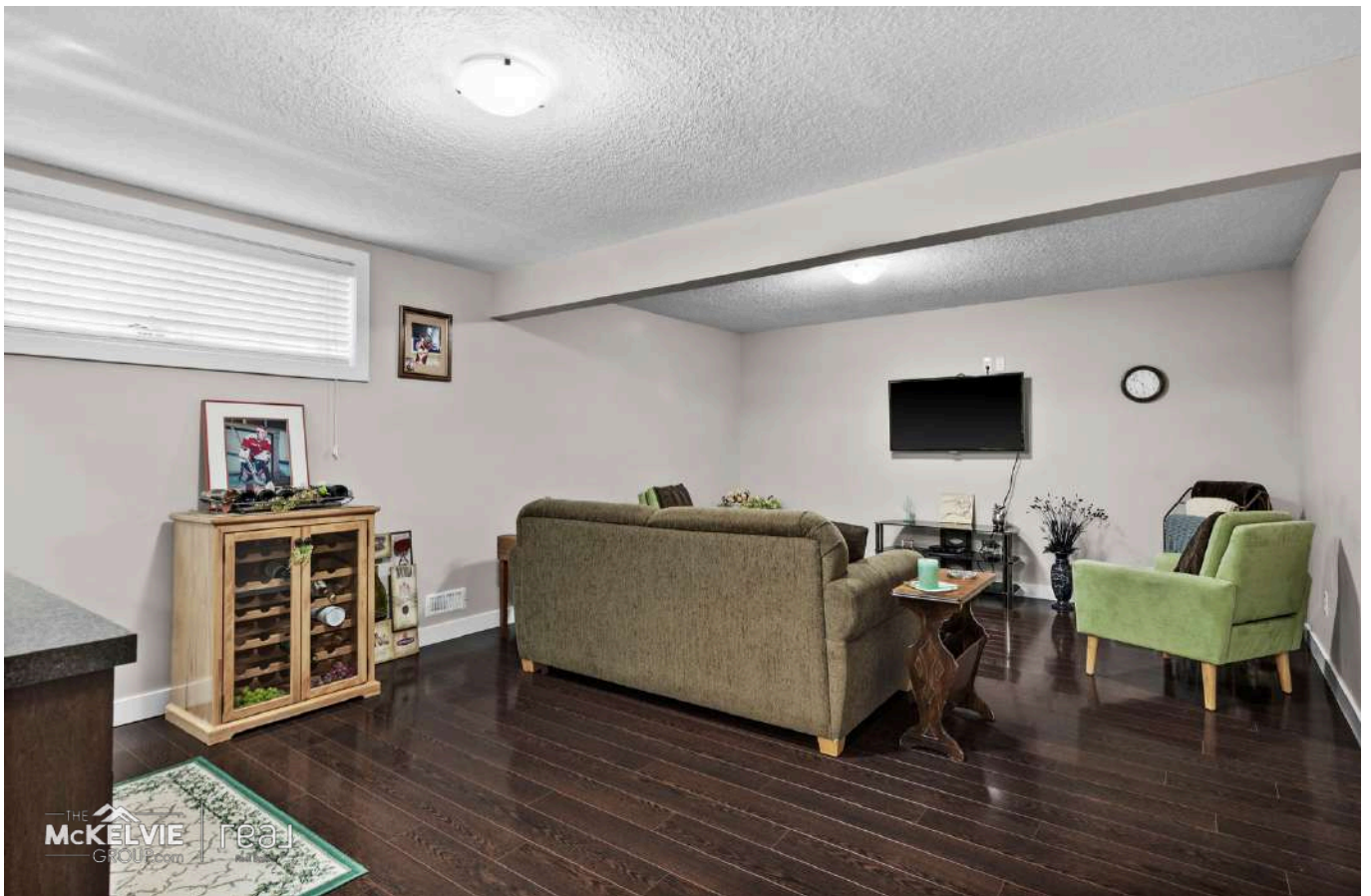




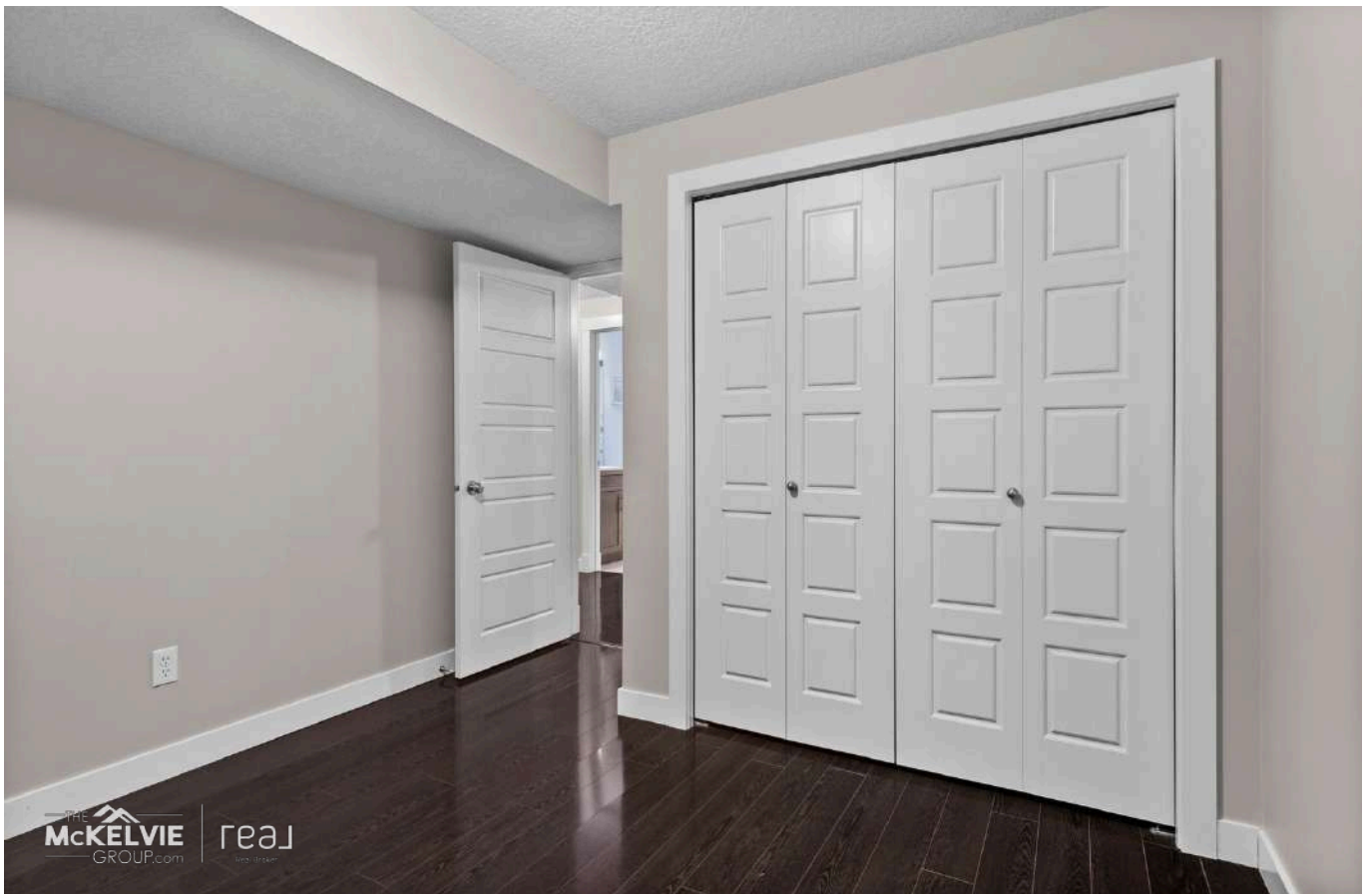








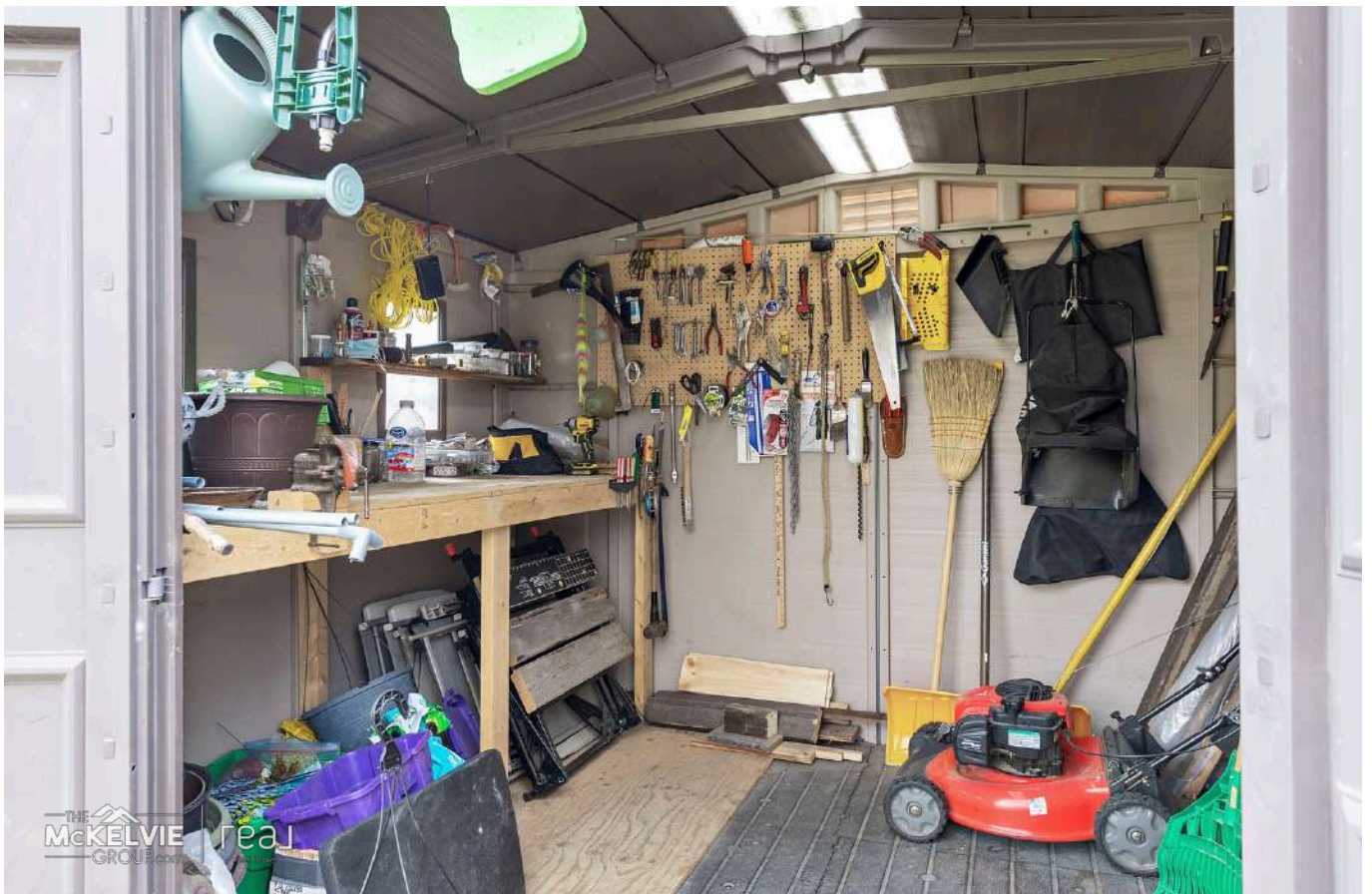












WELCOME TO

ROYAL OAK



— THE  —
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— GROUP.com —

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THE COMMUNITY

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 - 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/>

There are tennis and basketball courts, a lake and splash park and the halls at the Ranch Centre can be rented out for your special event.



THE COMMUNITY

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.



THE COMMUNITY

NEIGHBOURHOOD PARKS



TOT LOTS & PLAYGROUNDS

- Yekta Playground - 69 Royal Highland Rd NW
- Niki Playground - 91 Royal Ridge Terrace NW
- Leila Playground - 218 200 Royal Bay NW
- Sarina Playground - 200 Royal Oak Dr NW
- playground - Royal Oak Heights NW
- playground - Royal Oak Way NW
- Kids Playground - 120 Royal Birkdale Dr NW
- and more!

BASKETBALL PLAYGROUND & TOBOGGAN HILL

61 Royal Birkdale Dr NW

TARA FIELD PARK

Royal Oak Drive NW

huge playing field, baseball diamond and community garden

RROCA PARK

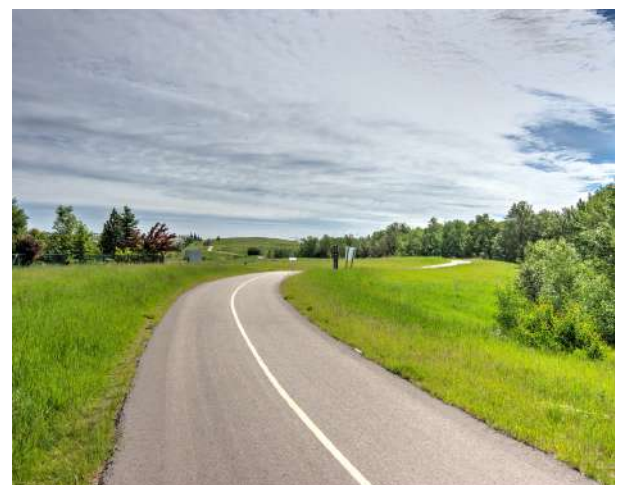
9001 Royal Oak Way NW

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



JAFARI PARK

Entrance off Royal Oak Manor NW
Walking path and ponds/wetlands.



THE COMMUNITY

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>



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/>



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. It was created in 1980.

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



THE COMMUNITY

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

FREE LITTLE LIBRARY

Charter #15679

190 Royal Bay NW (next to park entrance)

Calgary Alberta T3G 4M3

<https://littlefreelibrary.org/>

ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW

Calgary T3R 1A7

HOURS: Monday to Friday 5:30am to 10:30pm

Saturday & Sunday 7:00am to 8:30pm

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

CROWFOOT LIBRARY

8665 Nose Hill Drive NW

Calgary AB T3G 5T3

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/>



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>



SHOPPING

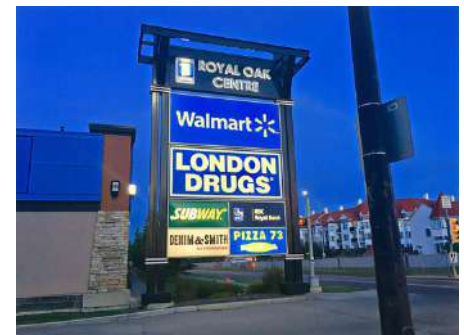
LOCAL SHOPPING:

ROYAL OAK ESTATES PLAZA

Restaurants, daycare, liquor store, pharmacy, & 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 Drive 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

Which offers Co-op grocery store and gas station, liquor store, vets, dental, bank and 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://bearspawlions.com/farmersmarket/>

RECREATION



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

**CALL 911 FOR
ALL EMERGENCIES.**

POLICE

CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS

11955 Country Village Link NE

(403) 428-6700

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 ST NW . (403) 428-6300



FIRE STATION

STATION 34 IN ROYAL OAK

16 Royal Vista Way NW

TUSCANY FIRE STATION #42

345 Tuscany Way NW

SERVICES

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)

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/>

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW

403-374-4222

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/>

VETS

ROYAL VETERINARY HOSPITAL

108-500 Royal Oak Dr NW

403-452-9444

<https://royalvethospital.com/>

VCA CANADA ROYAL OAK ANIMAL HOSPITAL

8888 Country Hills Blvd NW #180

403-208-0847

<https://vcacanada.com/royaloak/>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010

403-984-4143

<http://www.rockyridgevet.com/>

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) CATHOLIC

375 Hawkstone Drive NW

Phone: 403-500-2099

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



ST. JEAN BREBEUF SCHOOL (7-9) CATHOLIC

5030 Northland Drive NW

Phone: 403-500-2046

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

ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

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



THE COMMUNITY



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