

Royal Oak

311 ROYAL OAK
CIRCLE NW



Rick Easthope

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www.themckelviigroup.com



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

311 ROYAL OAK CIRCLE NW

Welcome to this exceptional Jayman built detached home, originally a show home, nestled in one of Calgary's most beloved northwest communities. From the moment you arrive, cedar shake accents, stacked stone detailing, a covered timber beam entry, and an oversized double garage make a lasting impression that sets the tone for everything waiting inside. Step through the front door into a grand open foyer with soaring ceilings, a wrought iron spindle staircase, and a generous front closet. The home office is tucked behind French doors offering a quiet and polished workspace without sacrificing connection to the warmth of the home around it. The formal dining room, with rich hardwood floors and a statement chandelier, is perfectly sized for holiday gatherings and milestone celebrations. The chef's kitchen is nothing short of spectacular. Rich maple ceiling height cabinetry, granite countertops, a large central island with undermount sink, stainless steel appliances, a tile backsplash, and a sun-drenched breakfast nook framed by oversized windows that fill the space with natural light. Step directly from the kitchen through the door to the upper deck where frosted privacy panels create a private outdoor retreat, perfect for alfresco dining and summer evening refreshments. Back inside, the open concept living room anchored by a gas fireplace, custom built-in shelving, and walls of windows creates the space to unwind and gather after a long day. A stylish main floor powder room completes this level. Upstairs, the bonus room is bathed in natural light and offers incredible flexibility, whether you envision a playroom, music space, or reading lounge. The primary bedroom is a true sanctuary, spacious enough to include a dedicated sitting area, and leads directly into a luxurious ensuite with double granite vanities, a deep soaker tub beneath a bright window, a glass enclosed shower, and a large walk-in closet outfitted with custom built-in shelving and drawers. 2 additional well-proportioned secondary bedrooms share a full bathroom, while conveniently upper floor laundry makes the everyday rhythm of family life that much easier. 2 central air conditioners ensure every level of this home is perfectly comfortable through Calgary's summer months. The developed basement is where the fun truly begins. Gather around the floor-to-ceiling stacked stone gas fireplace, sink into your favourite seat, and cheer on your team or watch the newest release on the large, mounted screen, all wrapped in the warmth of surround sound ceiling speakers. A 4th bedroom with a shiplap accent wall and a finished 3-piece bathroom featuring a glass enclosed shower makes this level ideal for guests, teenagers, or extended family. Minutes from Shane Homes YMCA, Royal Oak Shopping Centre, top-rated schools, scenic pathways, and quick access to Stoney Trail. Rocky Mountain views stretch across the horizon and the Calgary skyline in the distance, this is not just a home. This is a lifestyle.

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311 Royal Oak Circle NW Calgary, AB T3G 5L9

Residential
Active

A2305924

PD:

DOM: 4

LP: \$899,000.00

OP: \$899,000.00

Banner: *Every Detail. Every Level. Every Reason to Call This Home.*



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 2004
LINC#: [0031184575](#)
Arch Style: 2 Storey
Illegal Suite: 0
Possession: Negotiable
Lot Dim:
Front Length: 15.94M 52' 4"
Legal Desc: 0512710;19;23
Legal Pln: 0512710 **Blk:** 19

City: Calgary
Subdivision: Royal Oak
Ttl Beds: 4
F/H Bth: 3/1
RMS SQFT: 2,606.44
LP/SF: \$344.91
Suite: No
Legal Suite: 0
Lot Size: 5112 SF|474.92 SM
Lot Depth: M'
Lot: 23 **Condo:** No

Zoning: R-CG
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known

Tax Amt/Yr: \$5,639.00/2025
Loc Imp Amt:
Front Exp: NW

Recent Change: **05/07/2026 : NEW**

Public Remarks: Welcome to this exceptional Jayman built detached home, originally a show home, nestled in one of Calgary's most beloved northwest communities. From the moment you arrive, cedar shake accents, stacked stone detailing, a covered timber beam entry, and an oversized double garage make a lasting impression that sets the tone for everything waiting inside. Step through the front door into a grand open foyer with soaring ceilings, a wrought iron spindle staircase, and a generous front closet. The home office is tucked behind French doors offering a quiet and polished workspace without sacrificing connection to the warmth of the home around it. The formal dining room, with rich hardwood floors and a statement chandelier, is perfectly sized for holiday gatherings and milestone celebrations. The chef's kitchen is nothing short of spectacular. Rich maple ceiling height cabinetry, granite countertops, a large central island with undermount sink, stainless steel appliances, a tile backsplash, and a sun-drenched breakfast nook framed by oversized windows that fill the space with natural light. Step directly from the kitchen through the door to the upper deck where frosted privacy panels create a private outdoor retreat, perfect for alfresco dining and summer evening refreshments. Back inside, the open concept living room anchored by a gas fireplace, custom built-in shelving, and walls of windows creates the space to unwind and gather after a long day. A stylish main floor powder room completes this level. Upstairs, the bonus room is bathed in natural light and offers incredible flexibility, whether you envision a playroom, music space, or reading lounge. The primary bedroom is a true sanctuary, spacious enough to include a dedicated sitting area, and leads directly into a luxurious ensuite with double granite vanities, a deep soaker tub beneath a bright window, a glass enclosed shower, and a large walk-in closet outfitted with custom built-in shelving and drawers. 2 additional well-proportioned secondary bedrooms share a full bathroom, while conveniently upper floor laundry makes the everyday rhythm of family life that much easier. 2 central air conditioners ensure every level of this home is perfectly comfortable through Calgary's summer months. The developed basement is where the fun truly begins. Gather around the floor-to-ceiling stacked stone gas fireplace, sink into your favourite seat, and cheer on your team or watch the newest release on the large, mounted screen, all wrapped in the warmth of surround sound ceiling speakers. A 4th bedroom with a shiplap accent wall and a finished 3-piece bathroom featuring a glass enclosed shower makes this level ideal for guests, teenagers, or extended family. Minutes from Shane Homes YMCA, Royal Oak Shopping Centre, top-rated schools, scenic pathways, and quick access to Stoney Trail. Rocky Mountain views stretch across the horizon and the Calgary skyline in the distance, this is not just a home. This is a lifestyle.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	Mtr2		SqFt	
Baths:	0	1	1	1	0	0	Bed Abv: 3	112.59		1,211.92		
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 9	129.55		1,394.52		
Garage Dims (L x W):	7' 2" x 7' 3"							Blw Grade: 68.66		739.09		
								Total AG: 242.14		2,606.44		

Property Information

Basement:	Full	Laundry Ft:	Upper Level
Basement Dev:	Finished	Basement Ft:	None
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Cedar, Stone, Vinyl Siding, Wood Frame	Fireplaces:	2/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	BBQ gas line, Playground, Private Entrance, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, Front Porch
Reports:	RMS Supplements, Title		
Parking:	Double Garage Attached Total: 4		
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Comm Feature:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back Lane, Private, Rectangular Lot, See Remarks, Street Lighting		
HOA:	\$210.00/Annually		
HOA Include:	Amenities w/HOA		

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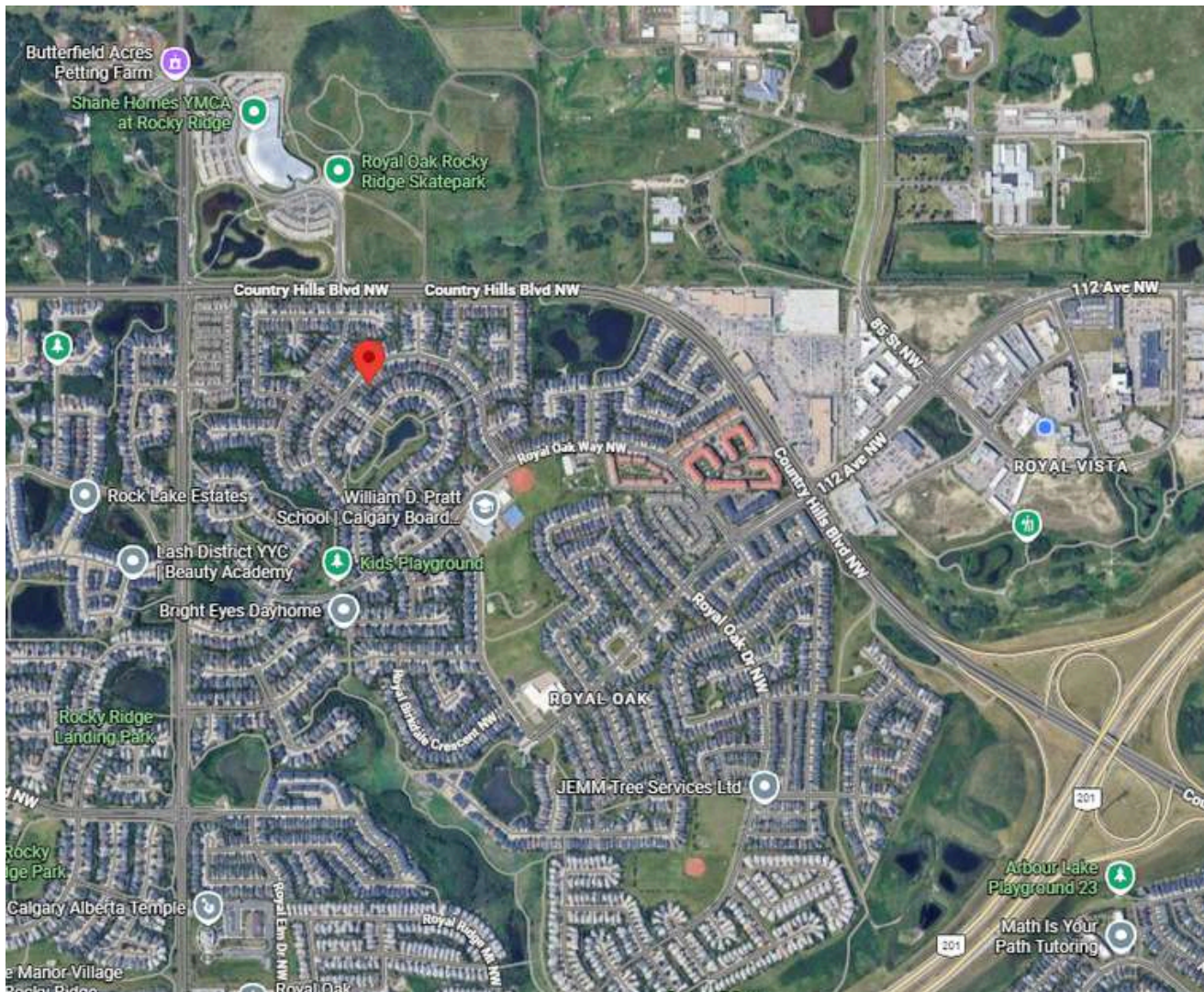


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Goods Include: Lower Level Television Mount
Appliances: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Other Equip: None
Goods Exclude: N/A
Assoc Amen: None

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
Foyer	Main	7' 0" x 7' 7"	2.13M x 2.31M	Dining Room	Main	13' 5" x 10' 1"	4.09M x 3.07M
Living Room	Main	19' 9" x 14' 6"	6.02M x 4.42M	Kitchen	Main	13' 3" x 14' 5"	4.04M x 4.40M
Breakfast Nook	Main	10' 1" x 6' 1"	3.07M x 1.85M	Office	Main	11' 4" x 10' 1"	3.45M x 3.07M
Bedroom - Primary	2nd	21' 3" x 16' 6"	6.48M x 5.03M	5pc Ensuite bath	2nd	13' 3" x 11' 3"	4.04M x 3.43M
Walk-In Closet	2nd	12' 3" x 6' 3"	3.73M x 1.90M	Bedroom	2nd	9' 9" x 12' 1"	2.97M x 3.68M
Bedroom	2nd	9' 3" x 12' 10"	2.82M x 3.91M	Bonus Room	2nd	19' 0" x 14' 0"	5.79M x 4.27M
4pc Bathroom	2nd	8' 0" x 5' 0"	2.44M x 1.52M	Game Room	BSMT	29' 10" x 19' 11"	9.09M x 6.07M
Furnace/Utility Roo	BSMT	8' 8" x 10' 2"	2.64M x 3.10M	Bedroom	BSMT	12' 0" x 10' 3"	3.66M x 3.12M
Other	BSMT	12' 2" x 7' 2"	3.71M x 2.19M	3pc Bathroom	BSMT	8' 6" x 7' 1"	2.59M x 2.16M



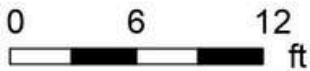
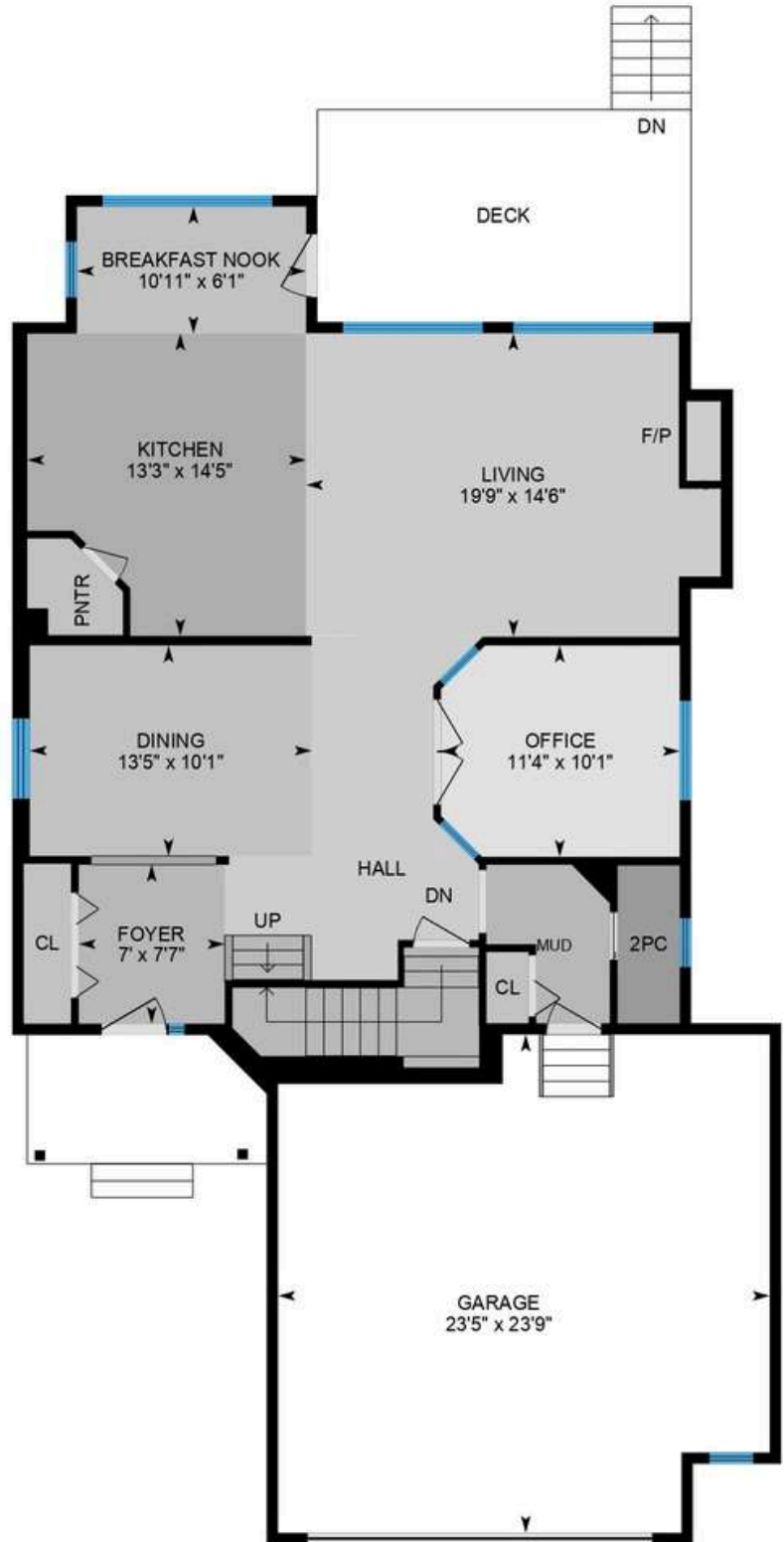
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1211.92 SQ. FT.

INTERIOR AREA:
1124.00 SQ. FT.

EXCLUDED AREA:
556.61 SQ. FT.



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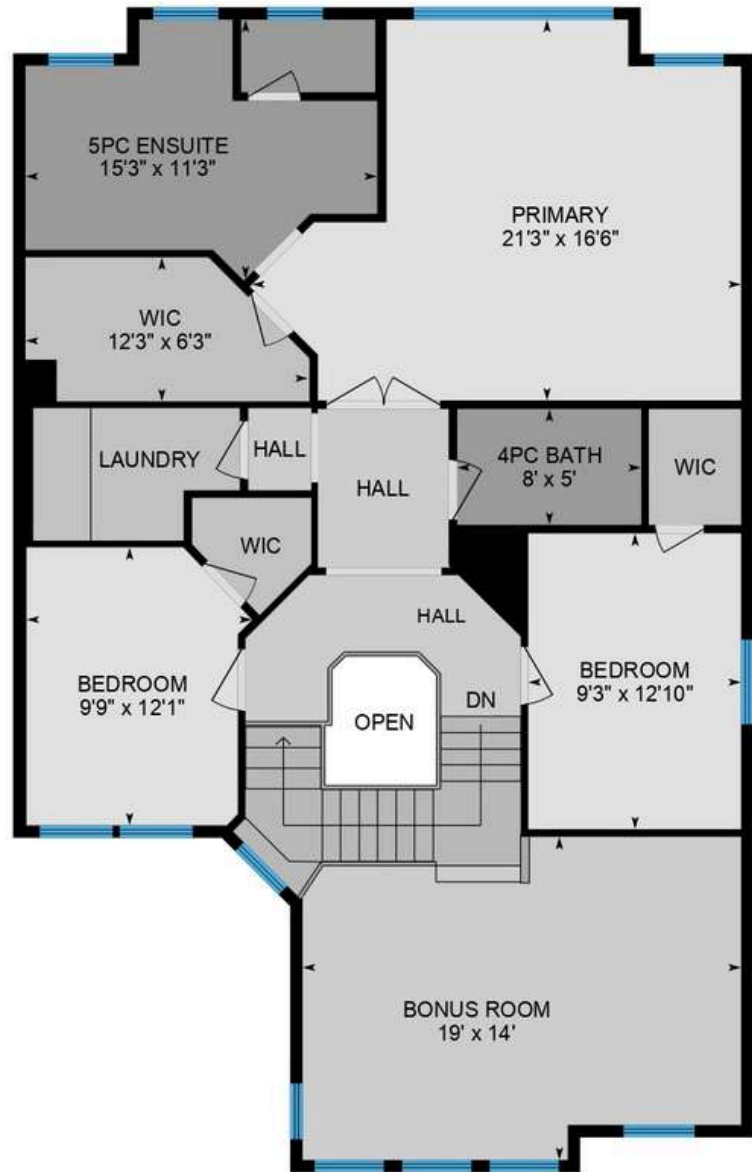
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1394.52 SQ. FT.

INTERIOR AREA:
1307.16 SQ. FT.

EXCLUDED AREA:
25.84 SQ. FT.



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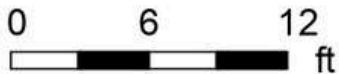
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
973.70 SQ. FT.

INTERIOR AREA:
897.57 SQ. FT.

EXCLUDED AREA:
141.24 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc: 3' x 7'6"
Breakfast Nook: 10'11" x 6'1"
Dining: 13'5" x 10'1"
Foyer: 7' x 7'7"
Garage: 23'5" x 23'9"
Kitchen: 13'3" x 14'5"
Living: 19'9" x 14'6"
Office: 11'4" x 10'1"

2ND FLOOR

4pc Bath: 8' x 5'
5pc Ensuite: 15'3" x 11'3"
Bedroom: 9'3" x 12'10"
Bedroom: 9'9" x 12'1"
Bonus Room: 19' x 14'
Primary: 21'3" x 16'6"
Wic: 12'3" x 6'3"

BASEMENT

3pc Bath: 8'6" x 7'1"
Bedroom: 12' x 10'3"
Rec Room: 29'10" x 19'11"
Unfinished: 12'2" x 7'2"
Utility: 8'8" x 10'2"

Main Building

MAIN FLOOR

Interior Area: 1124.00 sq ft
Excluded Area: 556.61 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1211.92 sq ft

2ND FLOOR

Interior Area: 1307.16 sq ft
Excluded Area: 25.84 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1394.52 sq ft

BASEMENT (Below Grade)

Interior Area: 897.57 sq ft
Excluded Area: 141.24 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 973.70 sq ft
Finished Area: 739.09 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2431.16 sq ft
Excluded Area: 582.45 sq ft
Exterior Area: 2606.44 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 3328.72 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.

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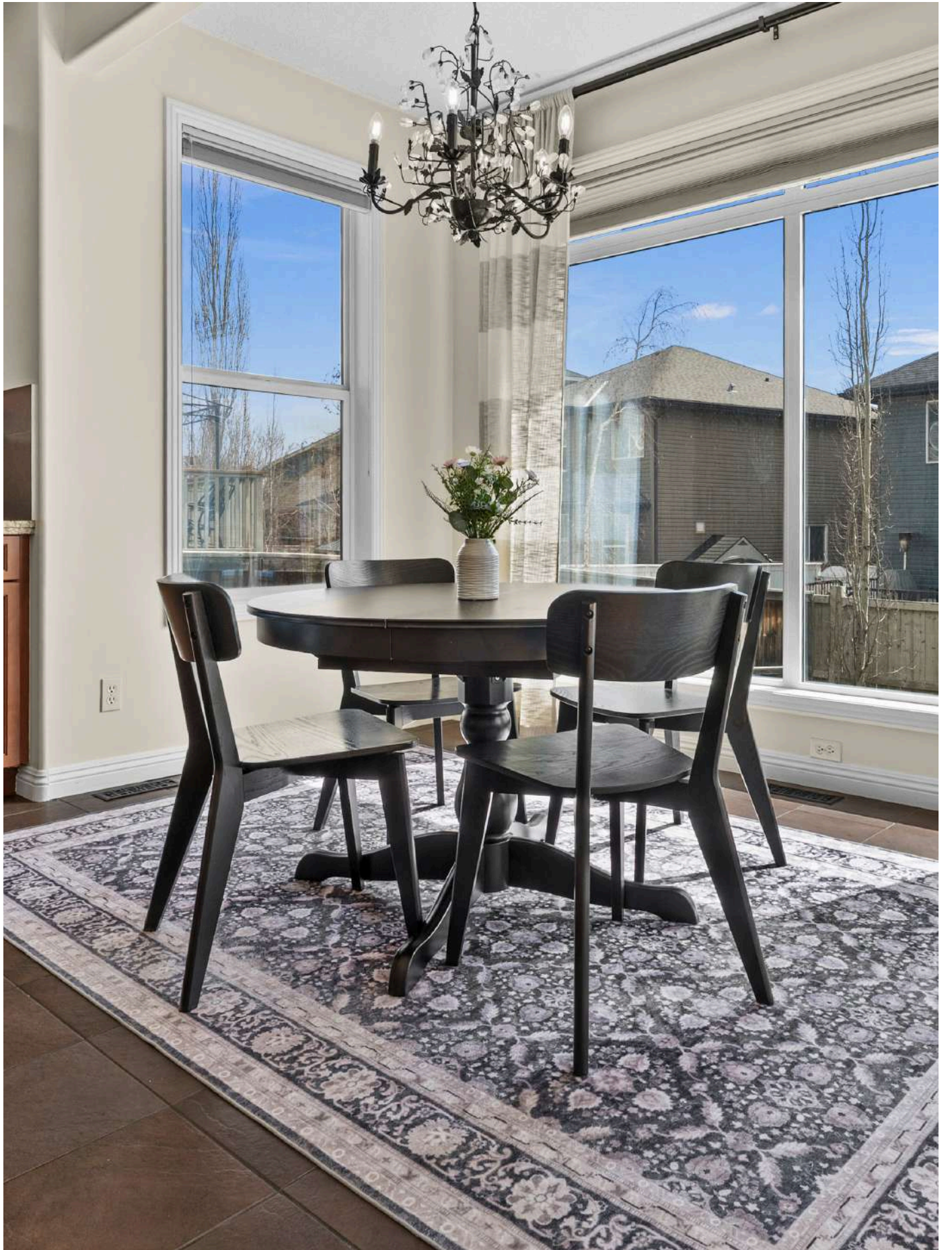












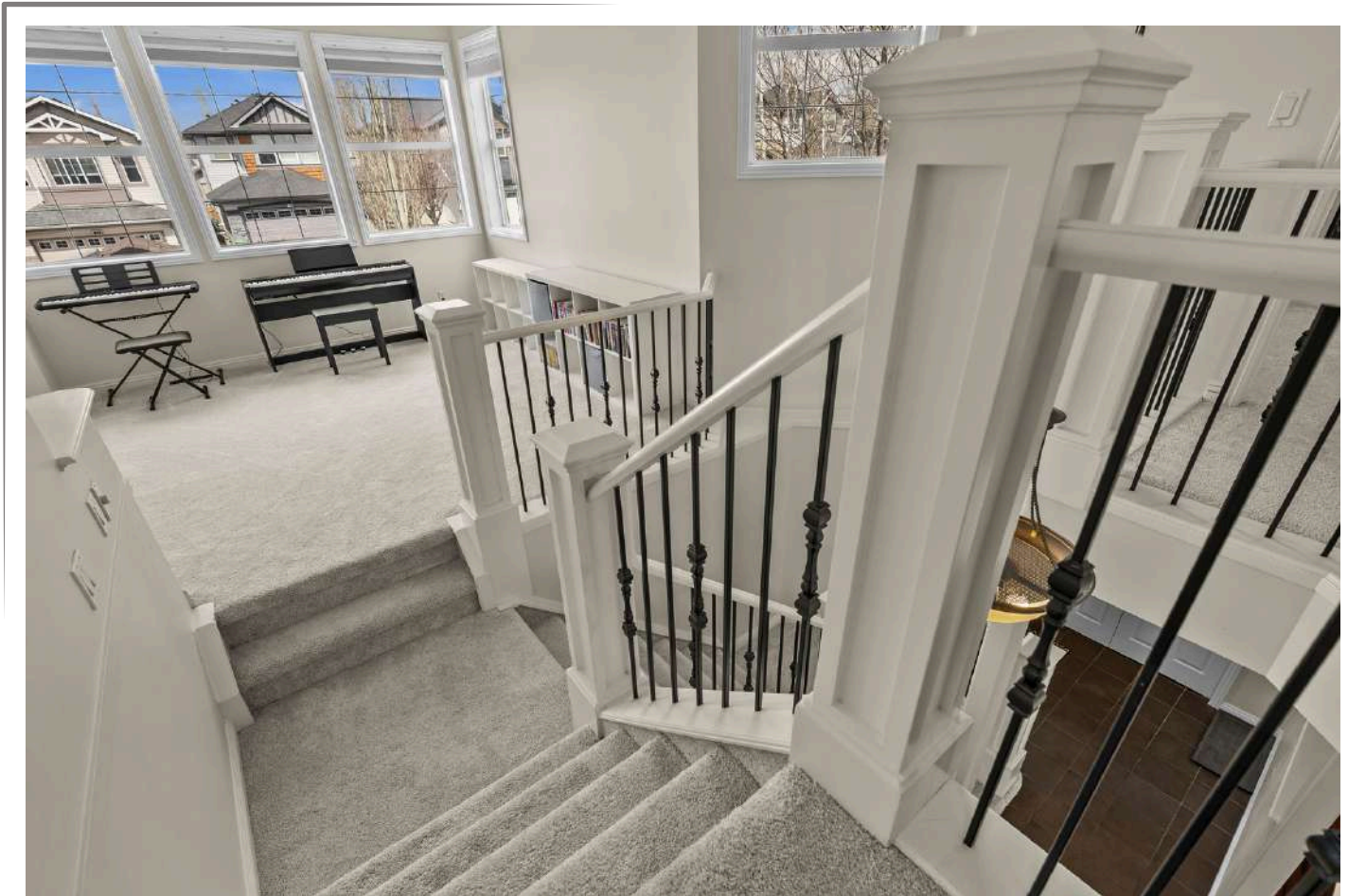


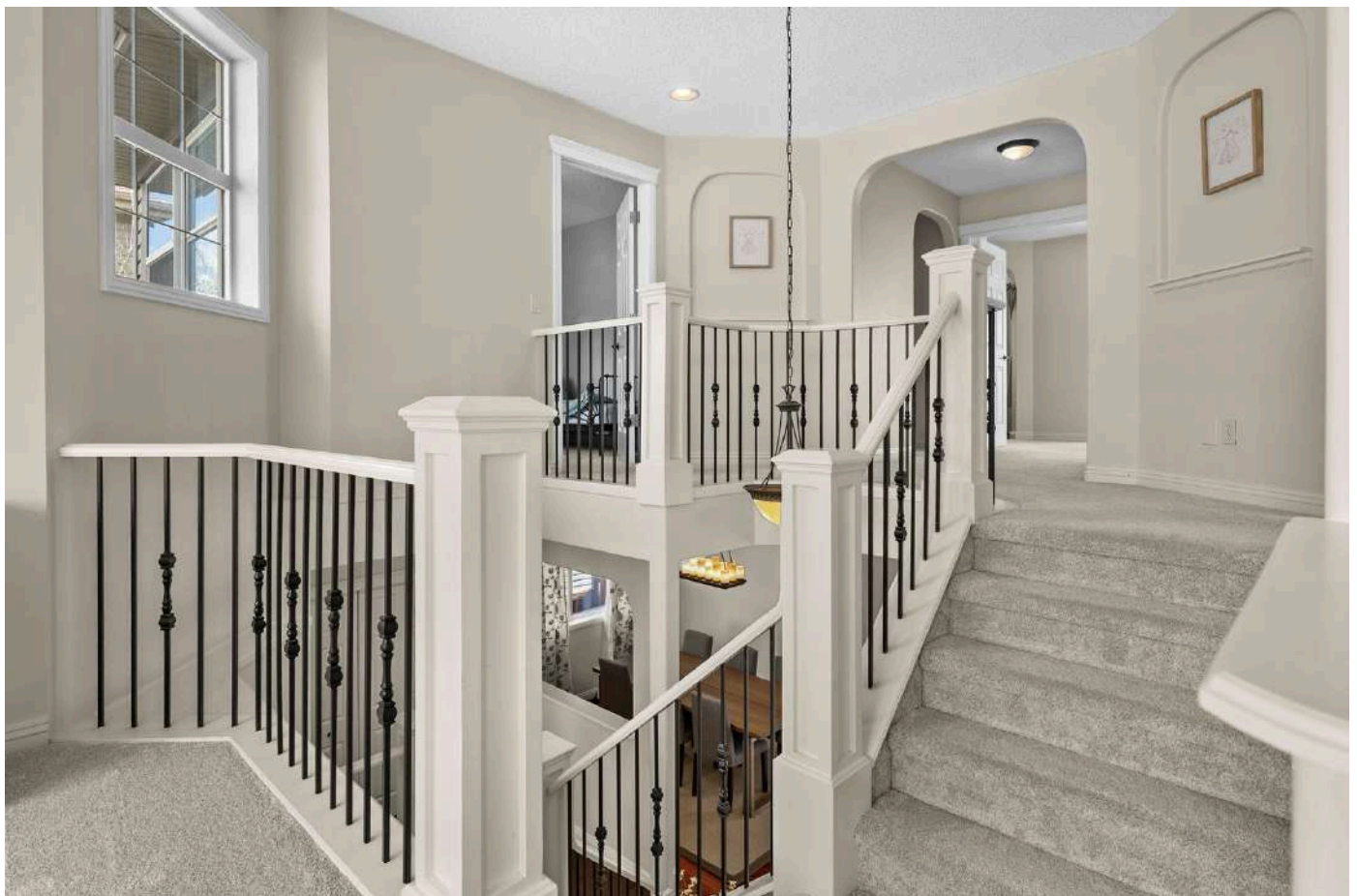






























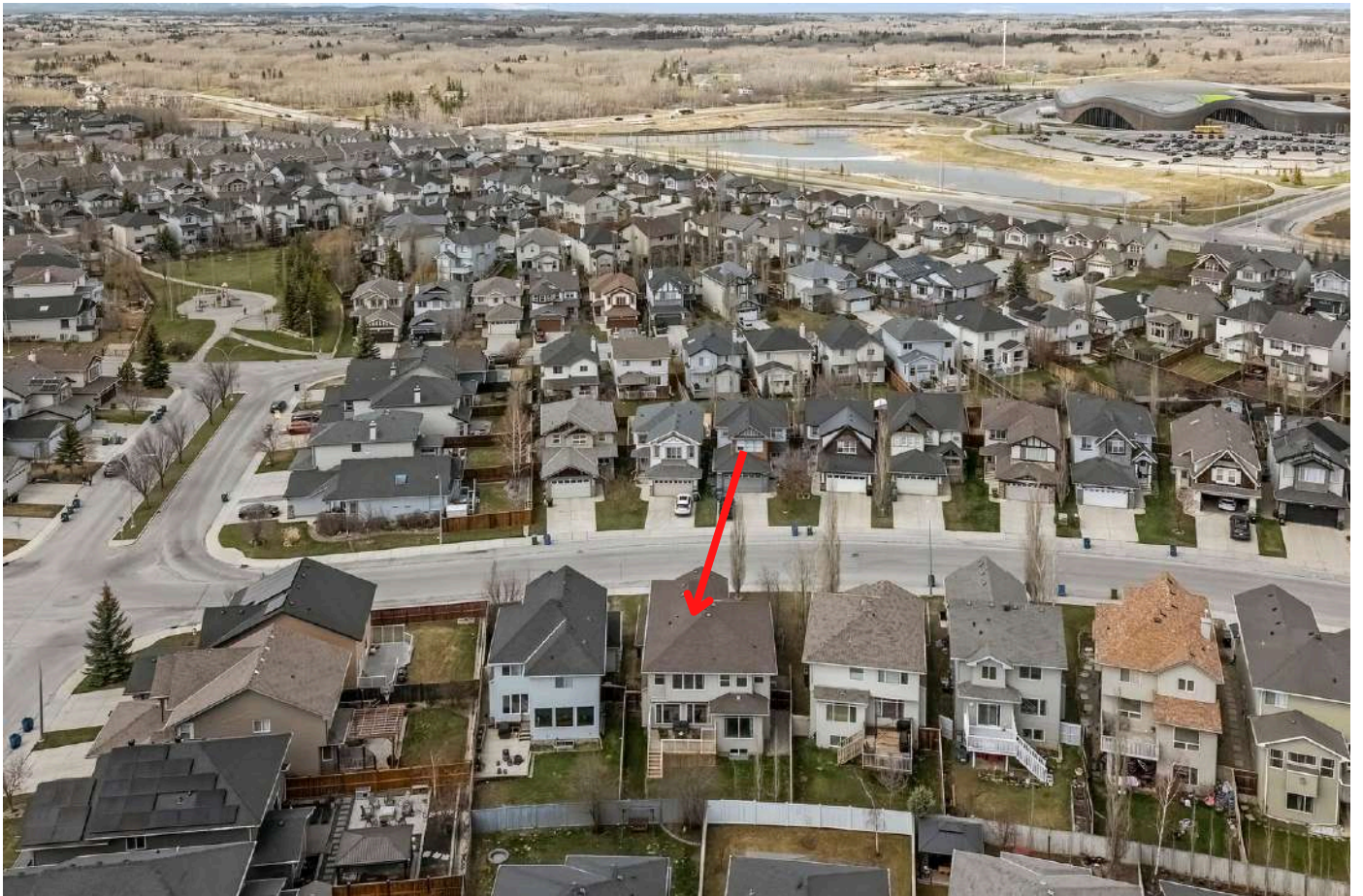
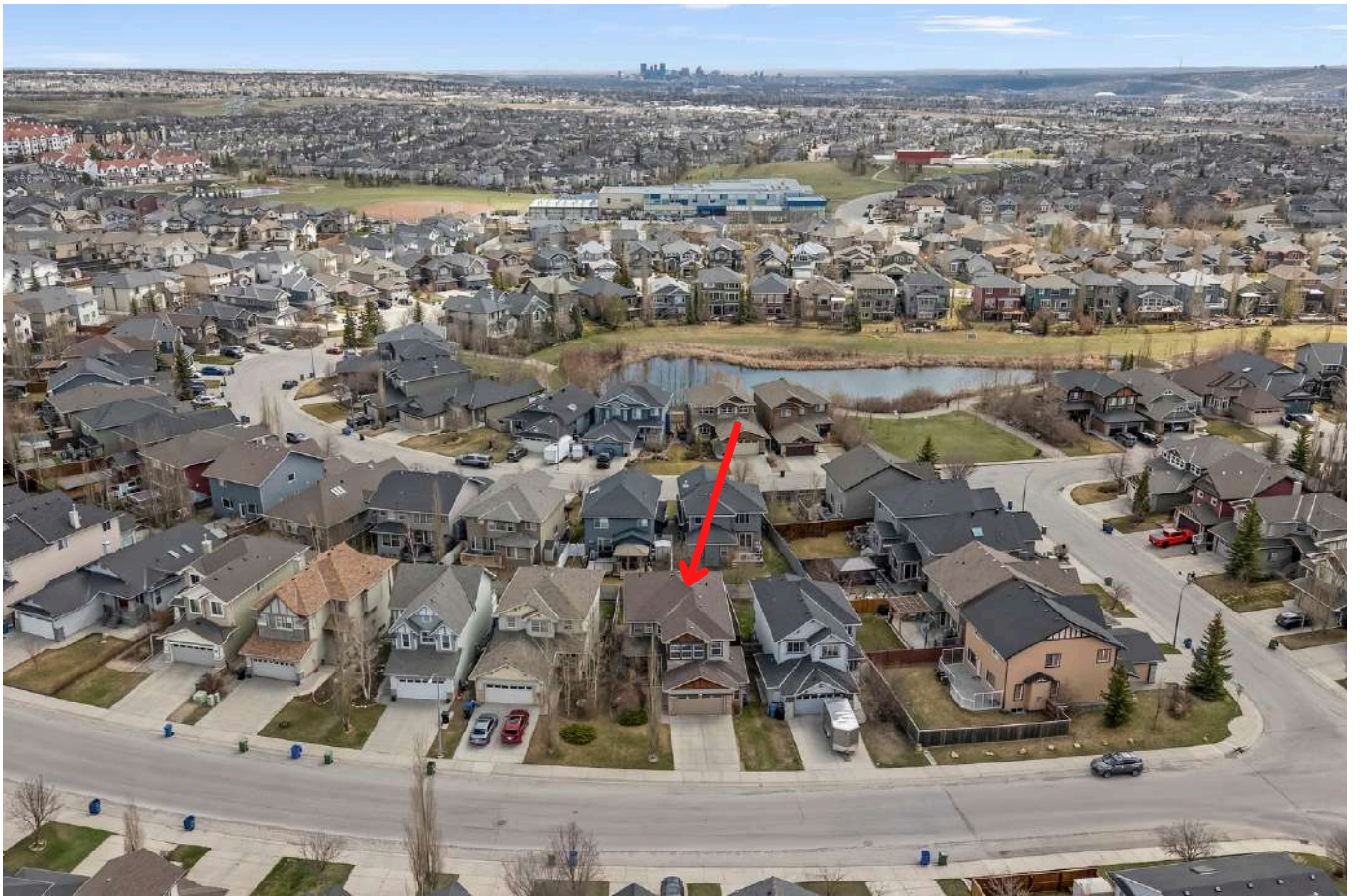


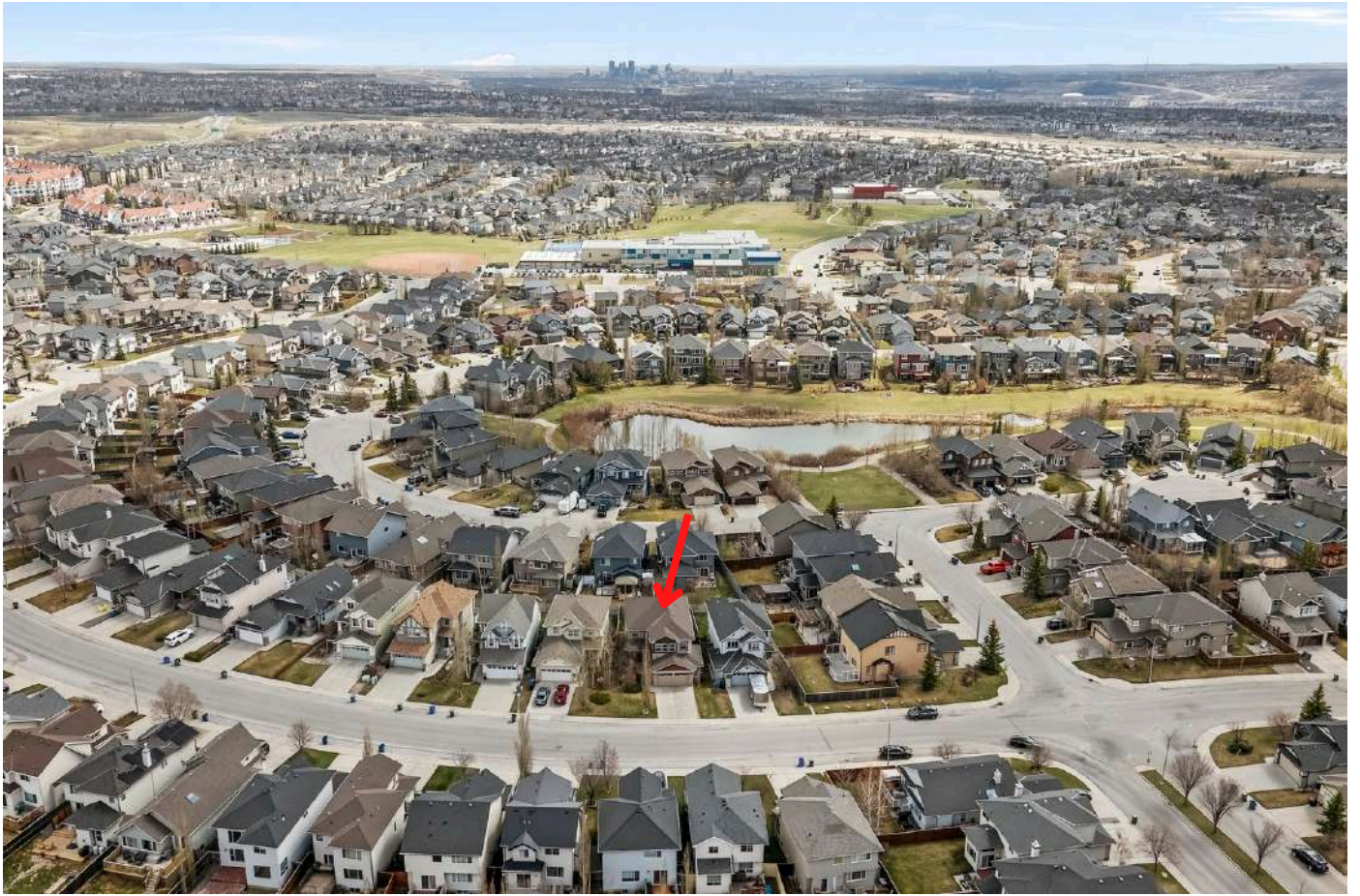






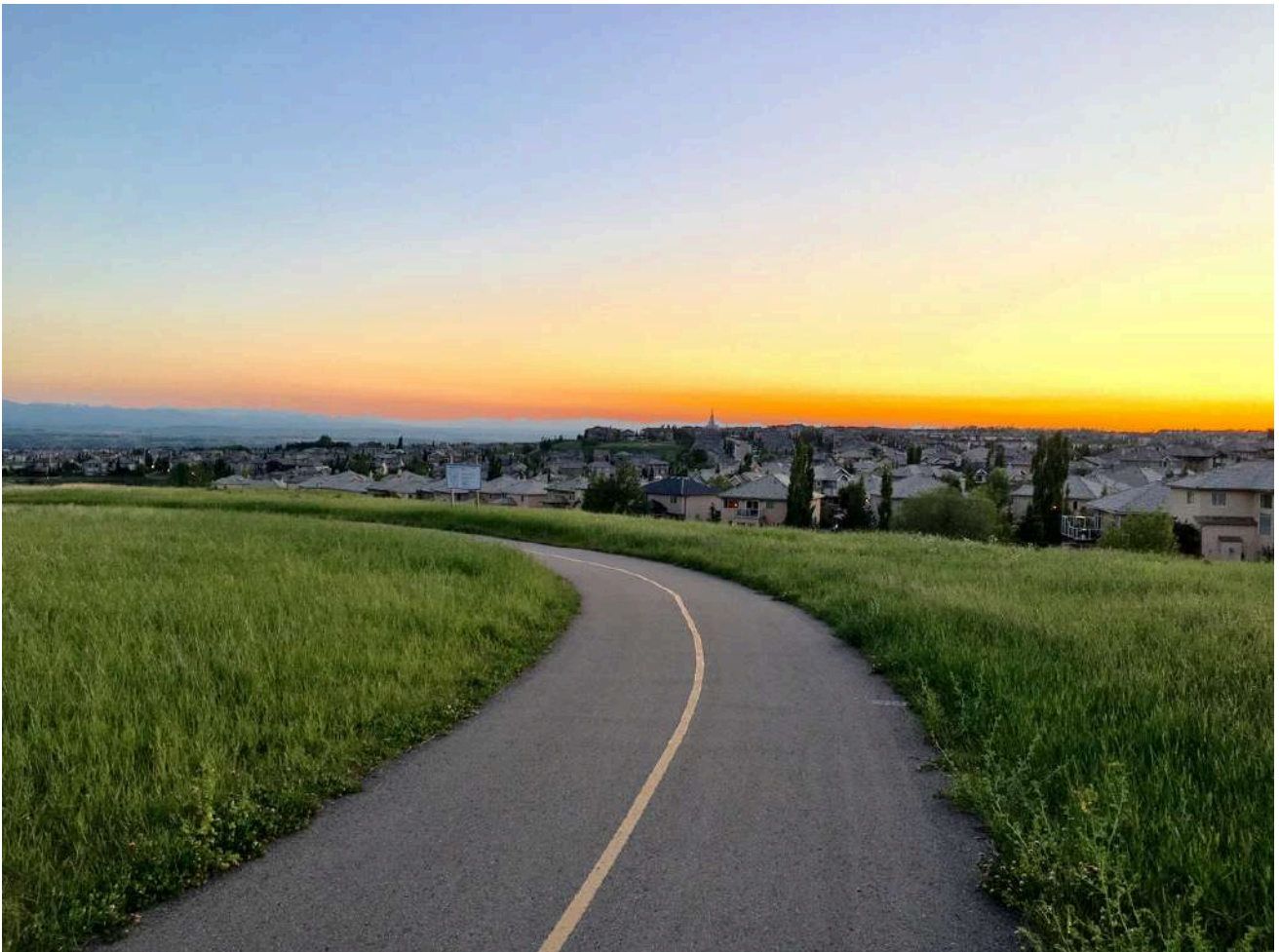






WELCOME TO

ROYAL OAK



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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 PI 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)

<https://littlefreelibrary.org/>

ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW

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

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

GROCERIES:

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW
Walmart - 8888 Country Hills Blvd NW
Sobeys - 9999 Country Hills Boulevard NW
Safeway - 99 Crowfoot Crescent NW
Sobeys - 11300 Tuscany Boulevard NW
RC Superstore - 5251 Country Hills Blvd NW

ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

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

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

Restaurants, daycare, liquor store, pharmacy, & more.

ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

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

CROWFOOT VILLAGE

151 Crowfoot Crescent NW

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

BEACON HILL

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.

MARKET MALL

3625 Shaganappi Trail NW

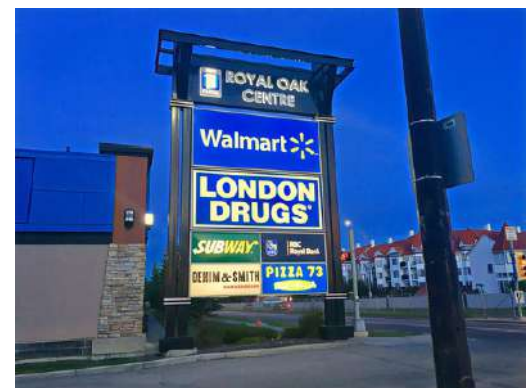
<https://www.cfshops.com/market-mall.html>

BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bears pawlions.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.ymcocalgary.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.ymcocalgary.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 & AMMENITIES

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)

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)
7007 14 St SW
403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)
1213 4 St SW
403-955-6200

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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/>

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW
403-374-4222

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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/>

VCA - TUSCANY VET HOSPITAL AND BOUTIQUE

11300 Tuscany Blvd NW
403-547-8387
<https://vcacanada.com/tuscany>

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

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