

Royal Oak

45 Royal Terrace NW



THE
McKELVIE
GROUP.com

real
Real Broker

Kelly McKelvie
403-804-7793
kelly@themckelviigroup.com
TheMcKelvieGroup.com

45 Royal Terrace NW

45 Royal Terrace NW Feature Sheet Comments: Tucked behind mature landscaping on Royal Terrace, this Trillium-built residence reveals itself gradually - first the striking stonework facade, then glimpses of garden paths winding through the trees, hinting at discoveries yet to come. The angled garage placement ensures your arrival focuses on architectural details rather than utilitarian garage doors, while that intriguing side path beckons toward the private world beyond. This thoughtful positioning speaks to the careful consideration that defines every aspect of this custom home.

Trillium Homes earned their reputation through meticulous attention to millwork and finishes, and this residence stands as testament to their craft. Inside, soaring entrance ceilings draw you forward into rooms where their renowned craftsmanship becomes apparent in every raised panel, every mitred corner. The formal dining room, behind French doors, suggests dinner parties that linger long into evening. The family room's custom built-ins frame the fireplace like artwork, each shelf waiting for your treasured books and collected memories, while the fireplace itself becomes the heart of winter evenings.

The kitchen deserves its own chapter in this home's story. Solid wood cabinetry rises to meet granite surfaces in a marriage of durability and elegance. The substantial custom hood fan presides over a five-burner gas range with double ovens below. The island's raised counter creates that coveted spot where wine glasses gather and conversation flows while dinner simmers, where children spread homework, where morning coffee becomes an event rather than a routine. Above the breakfast nook, skylights pierce the raised ceiling, ensuring morning coffee comes with a dose of natural light year-round.

The transition from interior to exterior living happens seamlessly through the breakfast nook, leading to what can only be described as a masterclass in outdoor entertainment design. Stone patios flow beneath timber pergolas like outdoor rooms, connecting three distinct entertainment zones. The built-in barbecue station with its stone surround transforms summer cooking into theatre. Steps away, the hot tub retreat offers year-round relaxation - imagine soaking under stars on a crisp December evening, steam rising into the cold air. The gas fire-pit gathering spot completes the trilogy, where marshmallows roast and stories unfold late into summer nights.

Between these hardscaped areas, the garden reveals delightful surprises: a mature sour cherry tree drops fruit for summer preserves and pies, while established raspberry canes promise August harvests. The underground irrigation system keeps everything lush without the hassle of dragging hoses, while mature trees provide summer privacy and frame every view with green.

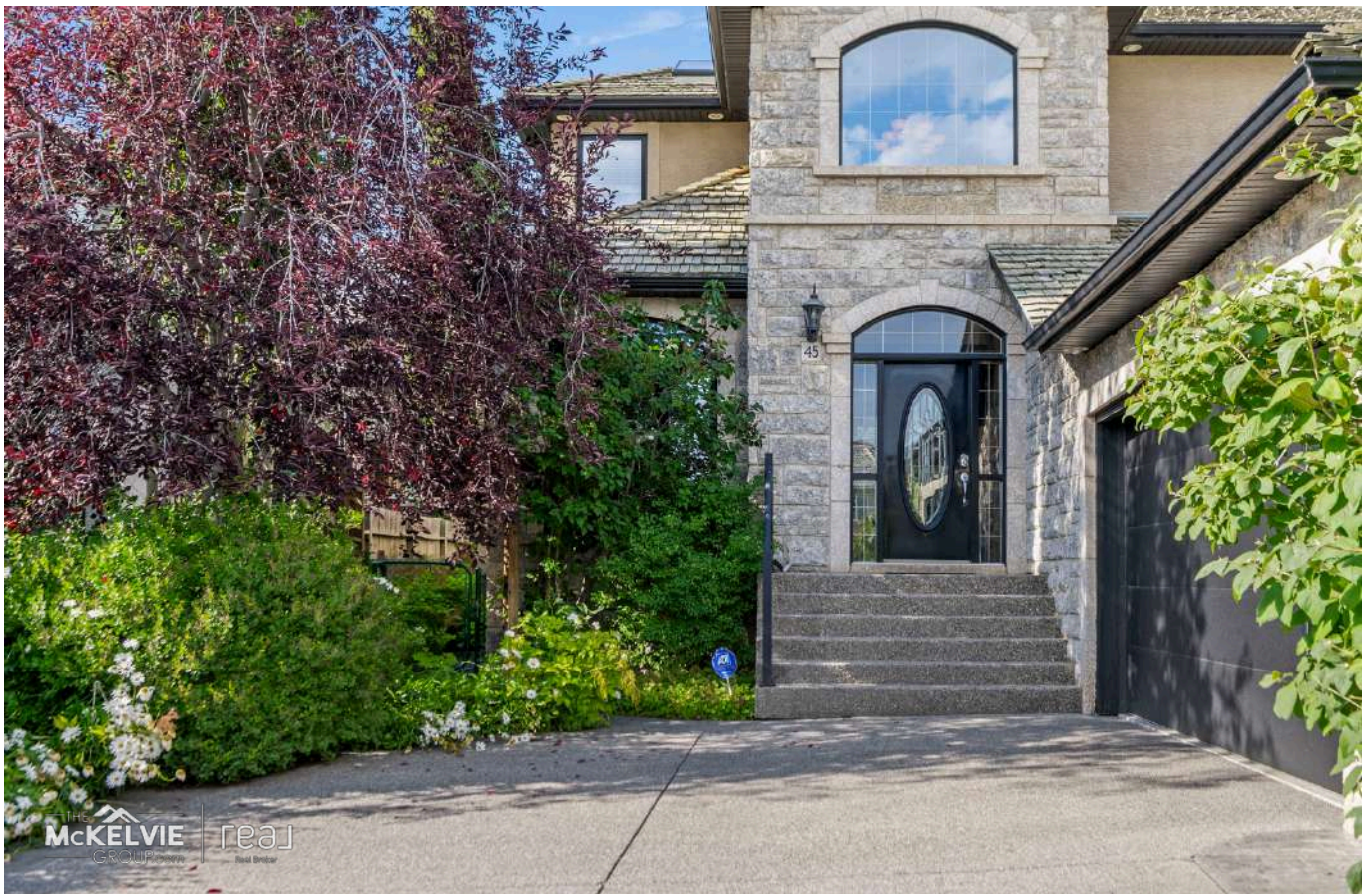
The home's interior layout reflects modern family life. The mudroom/laundry combination offers that crucial transition zone families need - somewhere for bags, boots and winter gear to land without invading living spaces. The sink here means muddy hands get washed before they touch anything else, and laundry moves efficiently from hamper to washer.

Upstairs, the primary suite occupies its own corner of tranquility. The ensuite bathroom strikes that rare balance between luxury and practicality: corner soaker tub positioned to catch afternoon light, separate shower for rushed weekday mornings, dual vanities eliminating the morning scramble for mirror space. The secondary bedrooms demonstrate thoughtful family planning with the Jack & Jill bathroom arrangement.

The lower level defies basement stereotype with nine-foot ceilings that maintain the home's spacious feel and heated slate floors that warm bare feet on winter mornings. The recreation room sprawls generously, media built-ins ready for movie nights or the big game, while the wet bar complete with full refrigerator means nobody misses a minute of the second period fetching refreshments. The fourth bedroom and full bathroom down here provide options—guest suite, teenager's retreat, home office, or all three as needs change over time.

Quality reveals itself in materials chosen to last: hardwood and slate flooring throughout, solid wood cabinetry, granite surfaces, stone patios. Central air conditioning and radiant basement heating ensure year-round comfort. Behind the new garage door, epoxy flooring gleams in the oversized space - room for vehicles plus bikes, golf clubs, camping gear, and all those winter necessities.

Located minutes from schools and shopping, yet wrapped in established neighbourhood tranquility this home offers something increasingly rare: a home where craftsmanship, comfort, and character converge, where indoor and outdoor living blend seamlessly, where family life unfolds naturally across thoughtfully designed spaces.



Property Details

Offered At: \$998,000

Size: 2,262.21 Sq. Ft.

Possession: 60 Days / Negotiable

Property Taxes: \$6,303 for 2025

HOA: \$225.00/Annually **HOA Include:** Amenities w/HOA

Heating: In Floor, Forced Air, Natural Gas

Cooling: Central Air

Fireplaces: 1/Family Room, Gas

Flooring: Carpet, Granite, Hardwood

Laundry: Laundry is on main level

Kitchen:

Solid wood cabinetry, granite surfaces, substantial hood fan, five-burner gas range with double ovens below, Island with raised counter, stone backsplash, walk-thru pantry.

Goods Include:

Fridges(2), Hoodfan, Garage Remote Controls, Hot Tub, Built-in BBQ, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Washer, Window Coverings, Water - Filtration.

Garage: Double Garage Attached, Oversized Total: 4

Features:

Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Wet Bar, Fruit Trees/Shrub(s), Landscaped, Treed.

ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5' x 5'9"
Breakfast Nook: 13' x 8'4"
Dining: 11'2" x 12'8"
Foyer: 7'5" x 15'4"
Garage: 19'2" x 32'2"
Kitchen: 23' x 13'6"
Laundry: 9'8" x 11'10"
Living: 15'1" x 16'7"

2ND FLOOR

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

BASEMENT

4pc Bath: 8'1" x 5'
Bar: 11'10" x 8'2"
Bedroom: 18'9" x 14'6"
Rec Room: 33'10" x 18'6"
Storage: 3'3" x 3'7"
Utility: 14'9" x 13'3"

Main Building

MAIN FLOOR

Interior Area: 1157.60 sq ft
Excluded Area: 654.10 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1243.34 sq ft

2ND FLOOR

Interior Area: 942.93 sq ft
Excluded Area: 84.35 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1018.87 sq ft

BASEMENT (Below Grade)

Interior Area: 869.73 sq ft
Excluded Area: 199.71 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 951.97 sq ft
Finished Area: 936.25 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2100.53 sq ft
Excluded Area: 738.45 sq ft
Exterior Area: 2262.21 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2970.26 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.

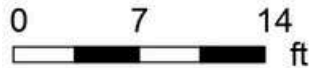
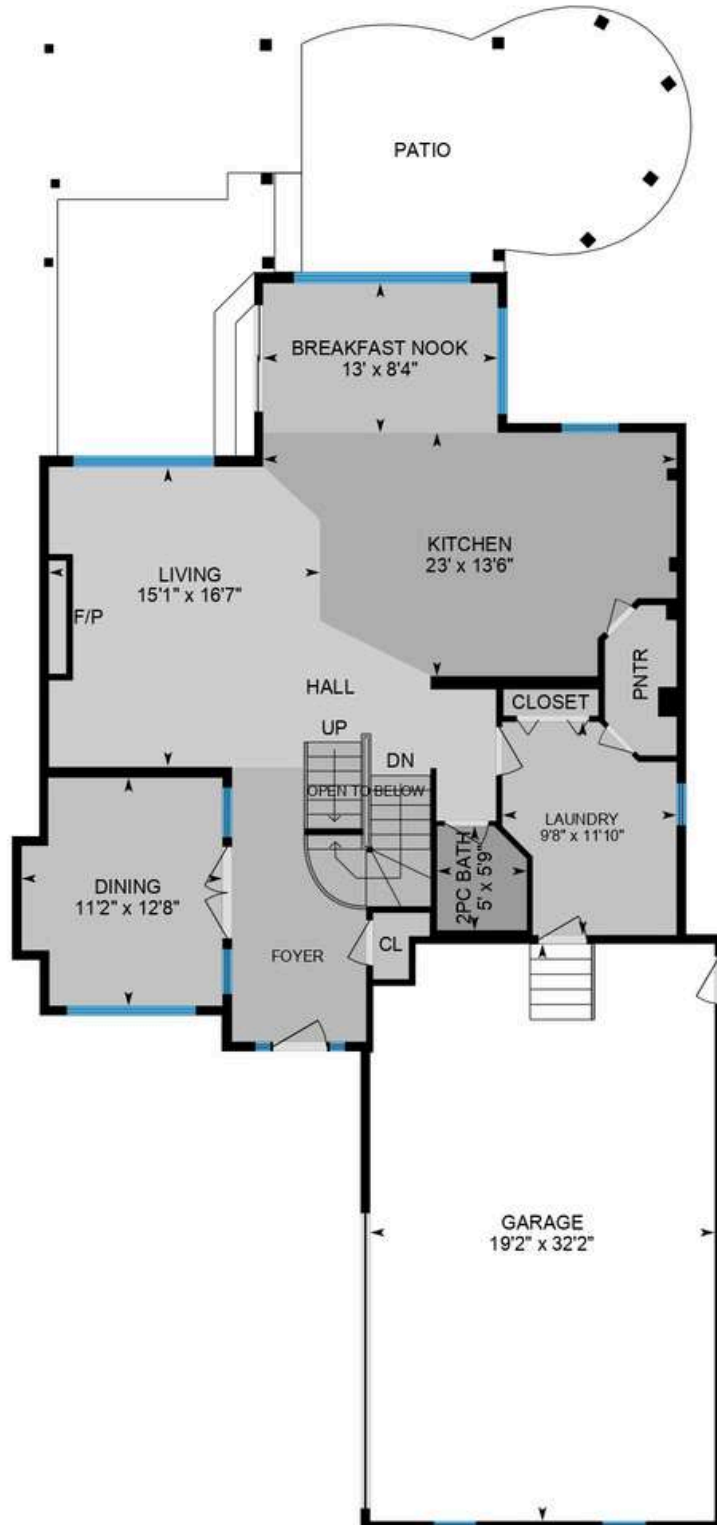
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1243.34 SQ. FT.

INTERIOR AREA:
1157.60 SQ. FT.

EXCLUDED AREA:
654.10 SQ. FT.



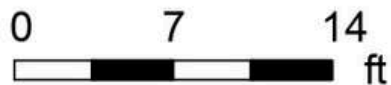
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1018.87 SQ. FT.

INTERIOR AREA:
942.93 SQ. FT.

EXCLUDED AREA:
84.35 SQ. FT.



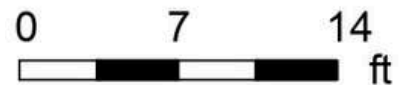
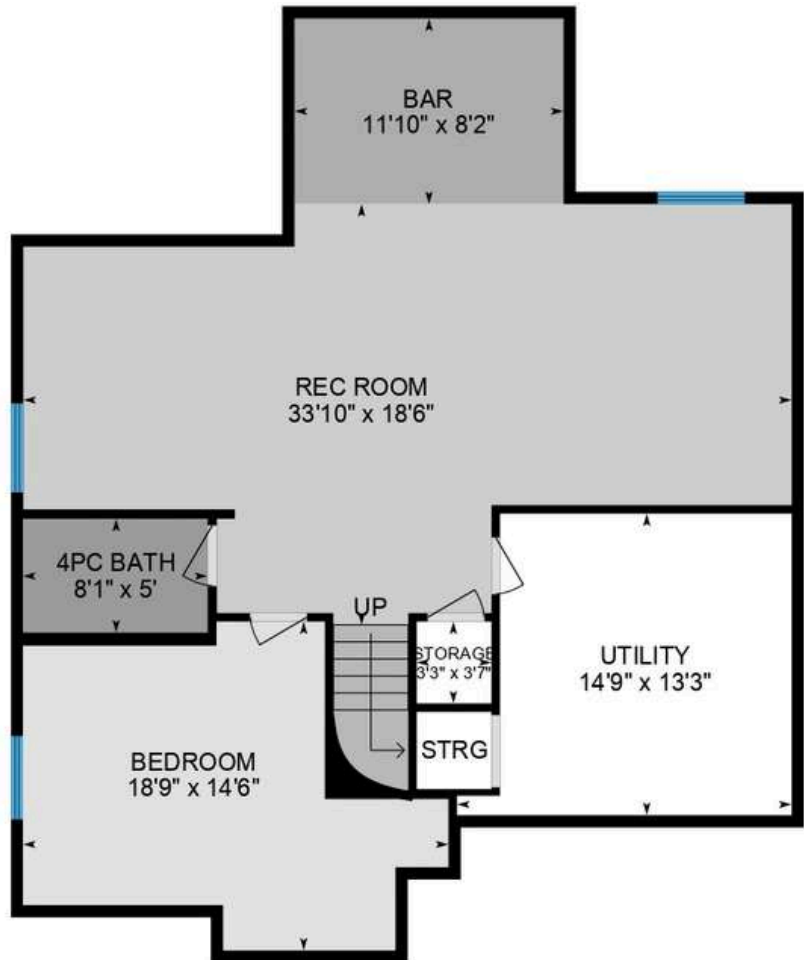
THE FLOOR PLAN

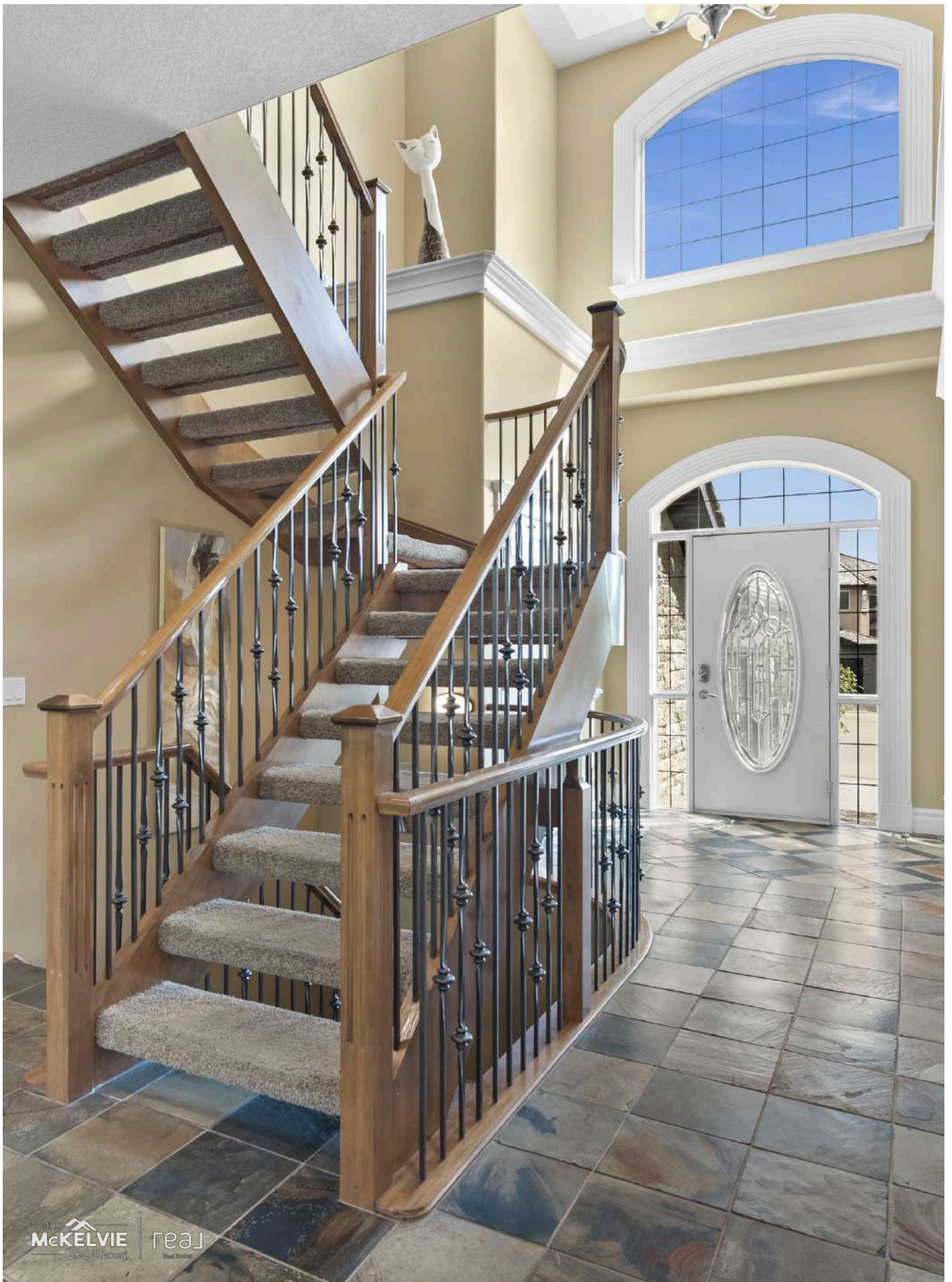
BASEMENT (BELOW GRADE):

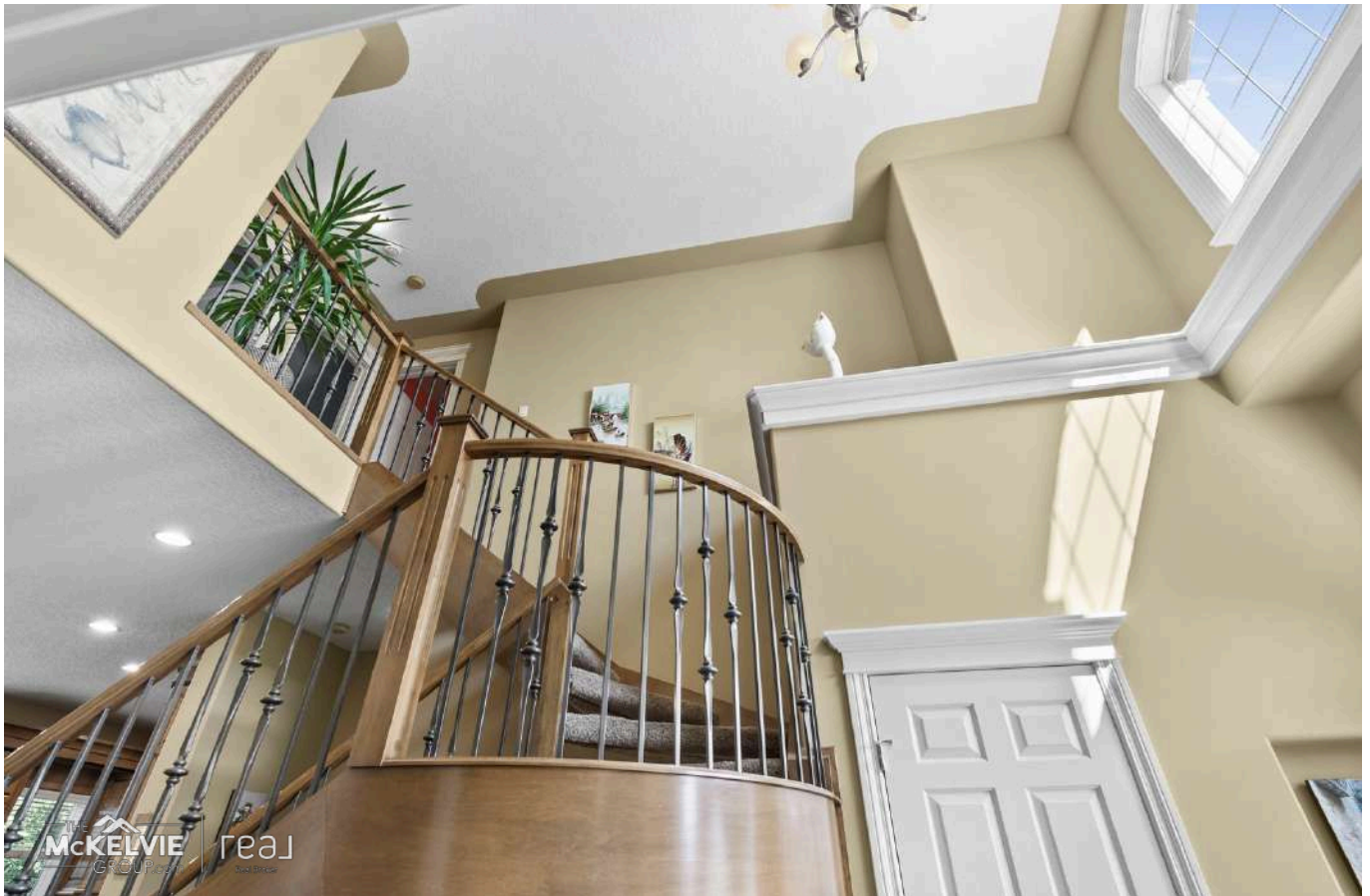
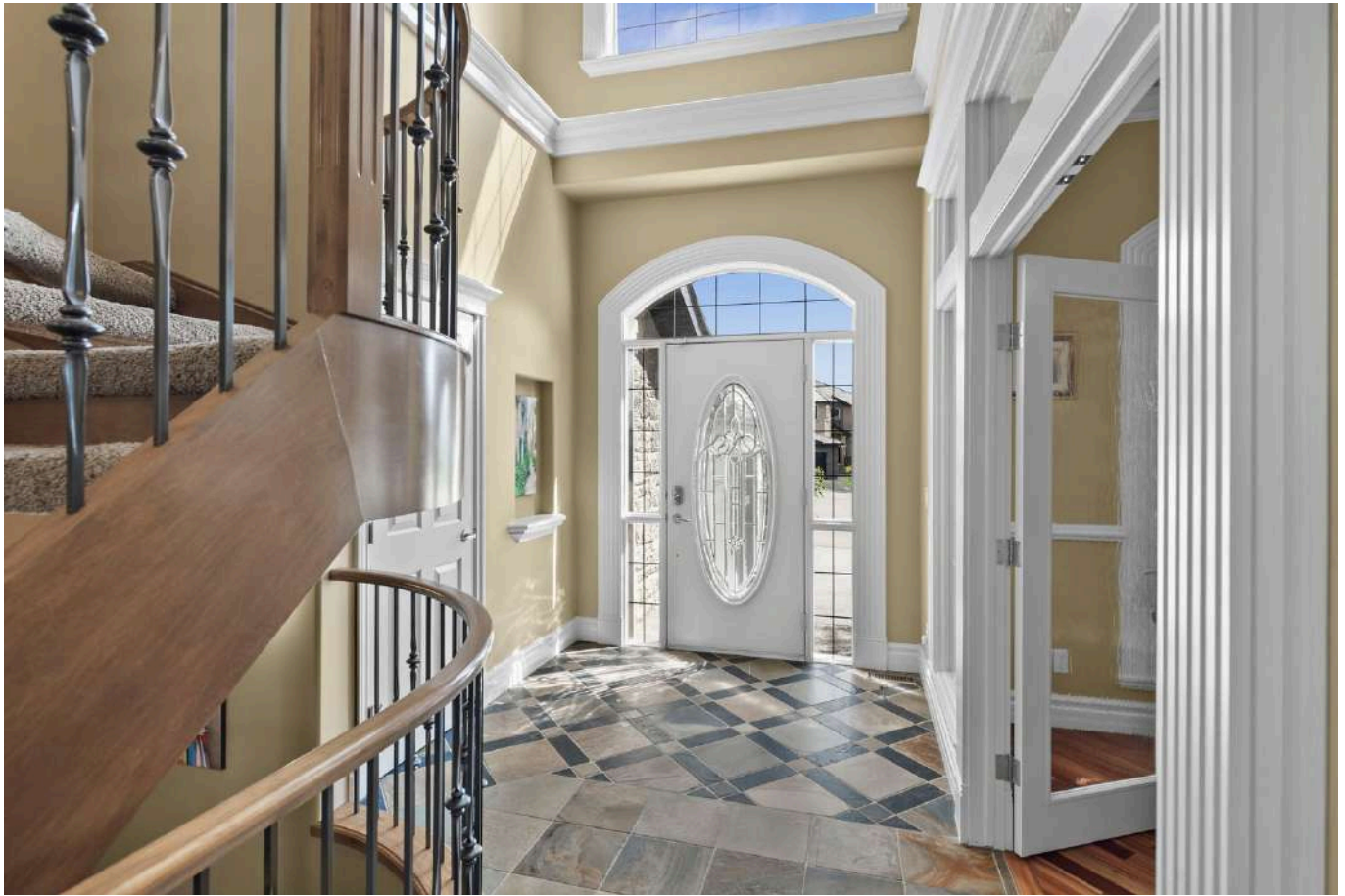
EXTERIOR AREA:
951.97 SQ. FT.

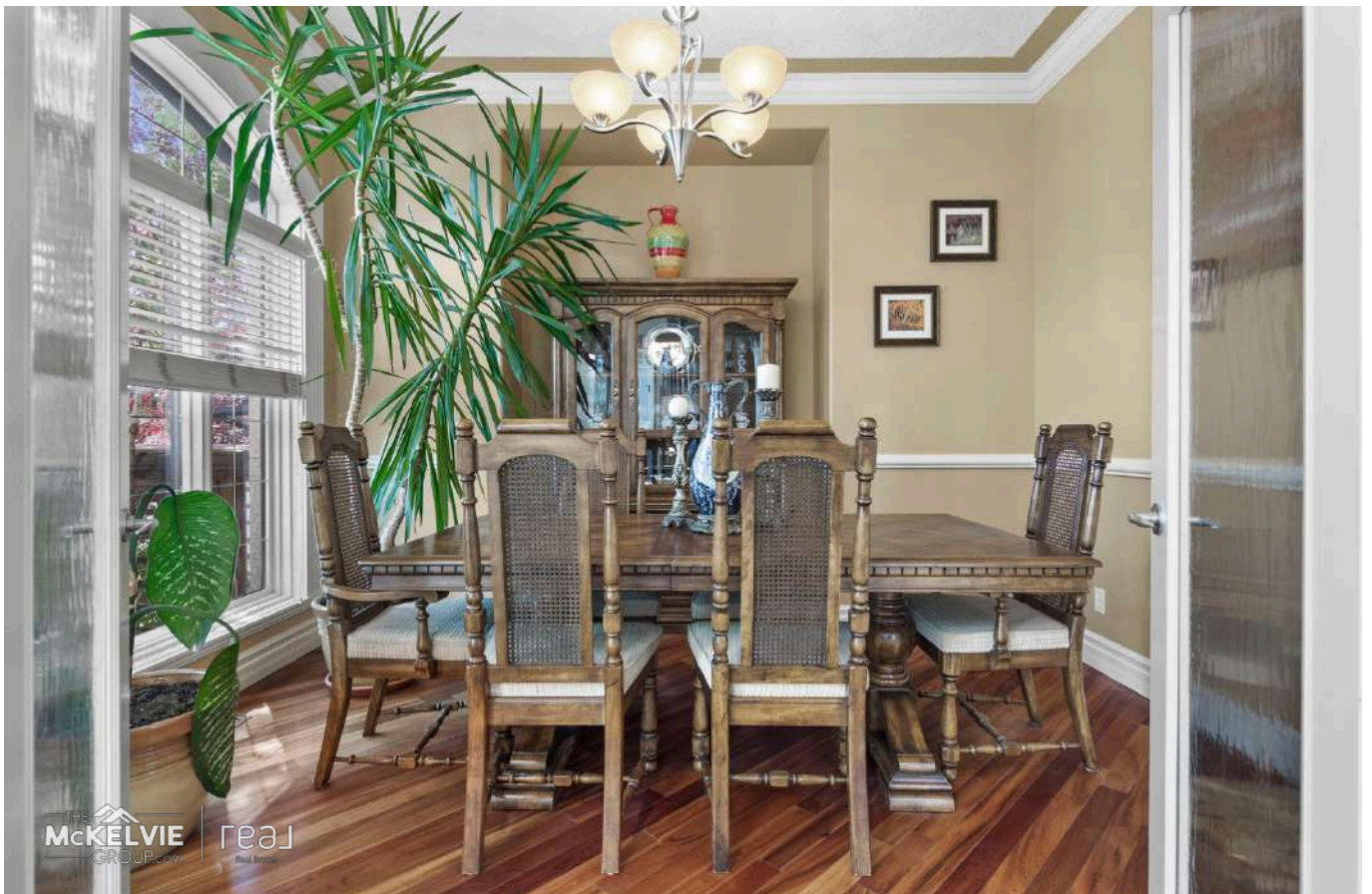
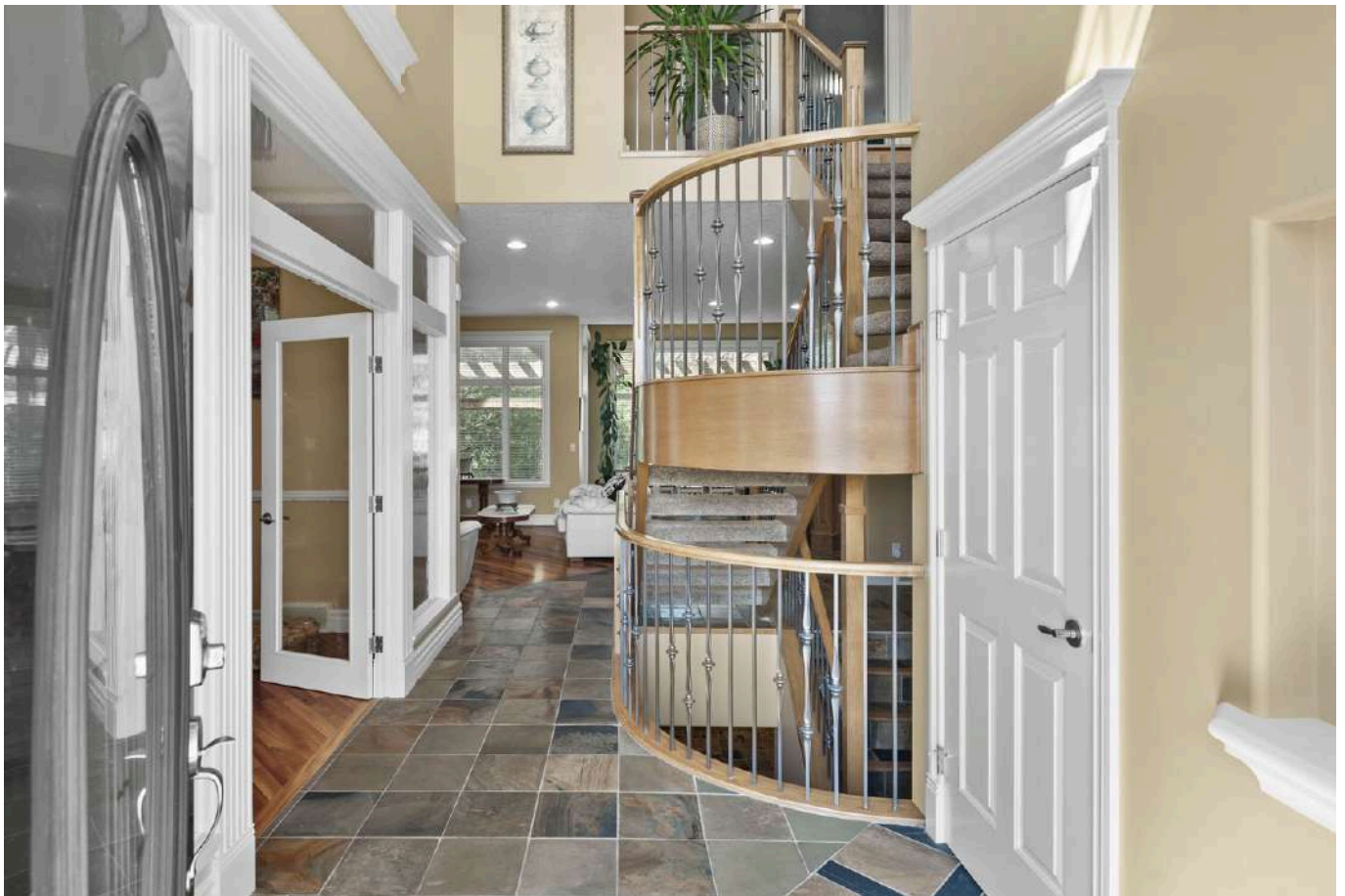
INTERIOR AREA:
869.73 SQ. FT.

EXCLUDED AREA:
199.71 SQ. FT.

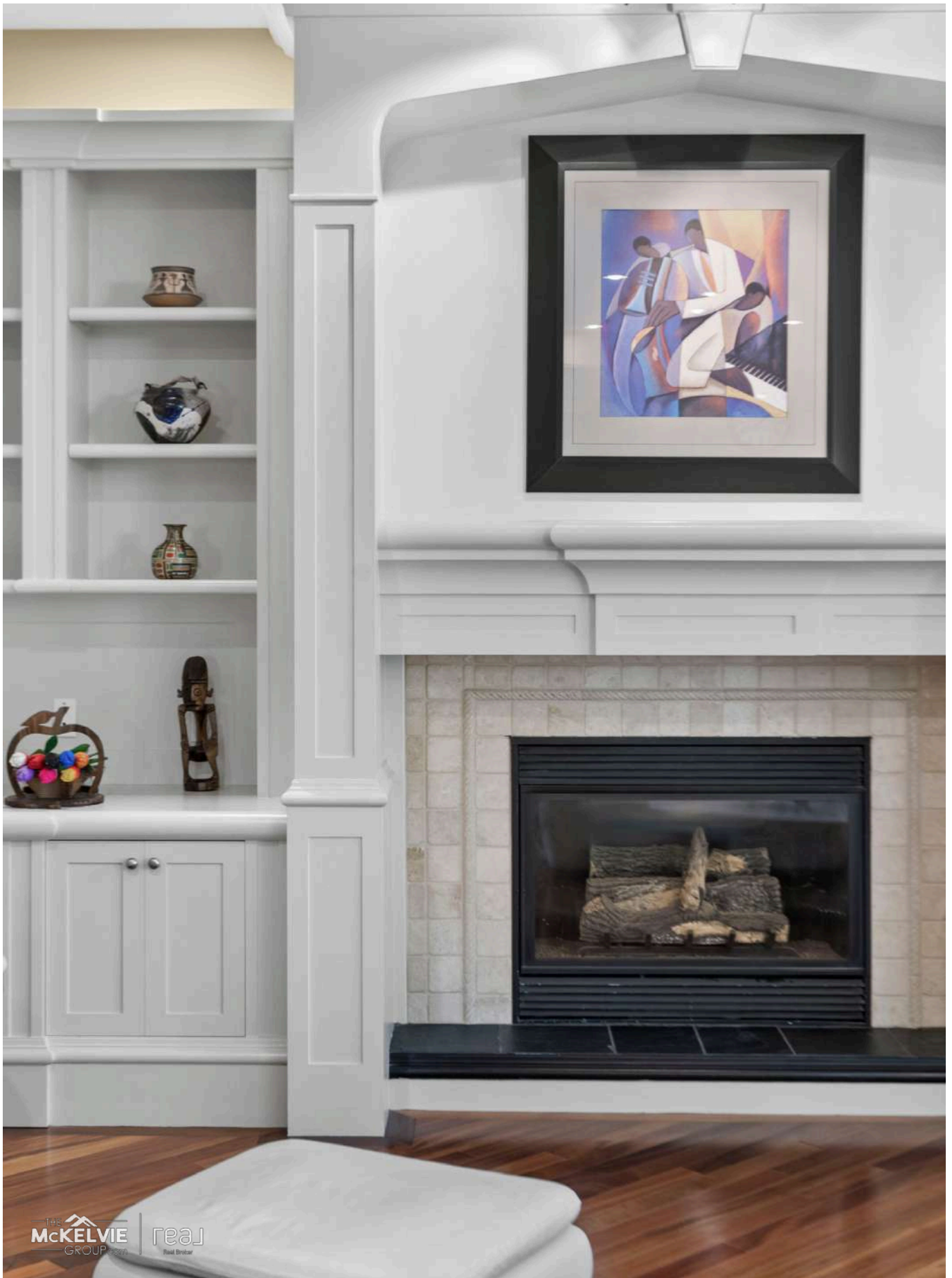


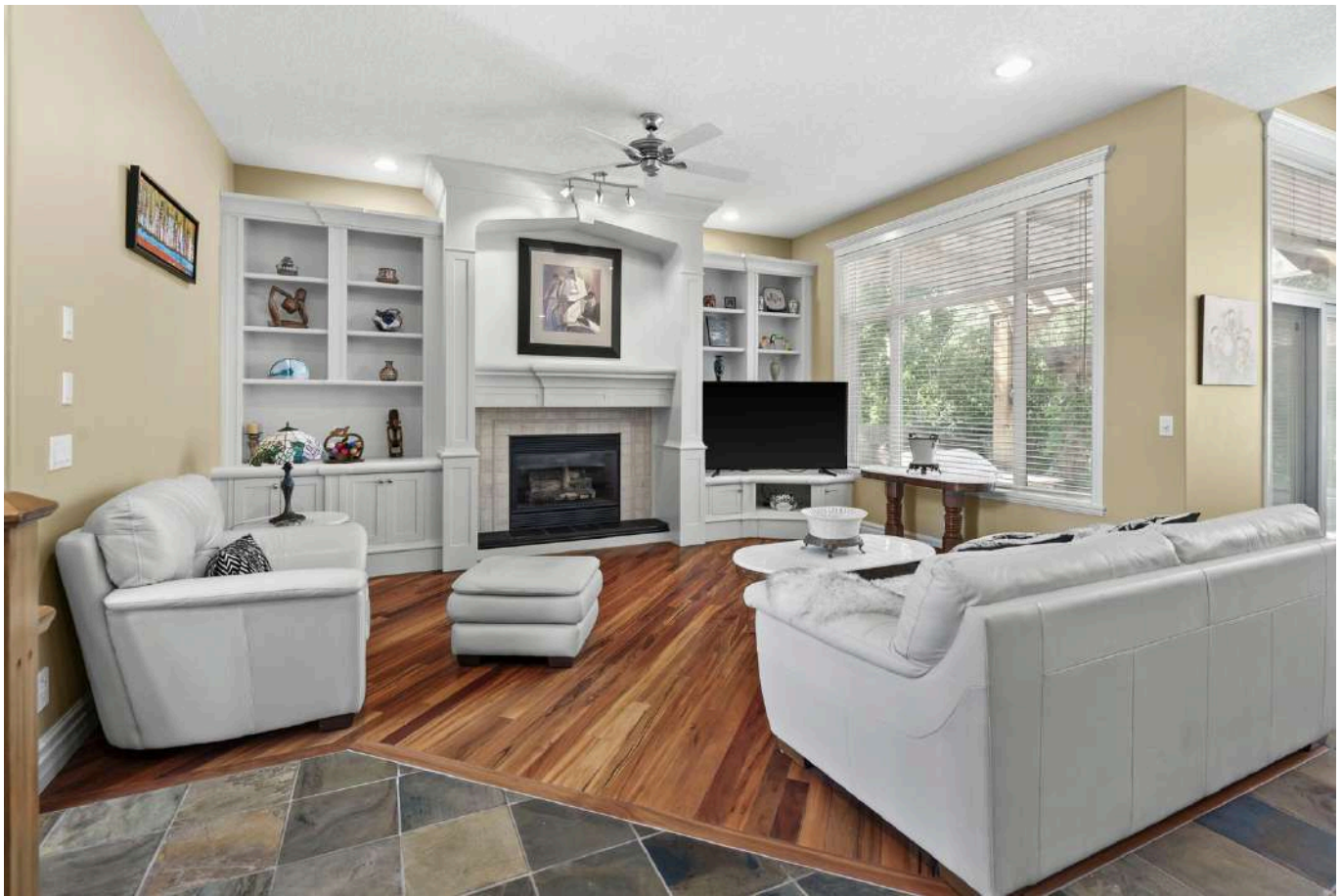


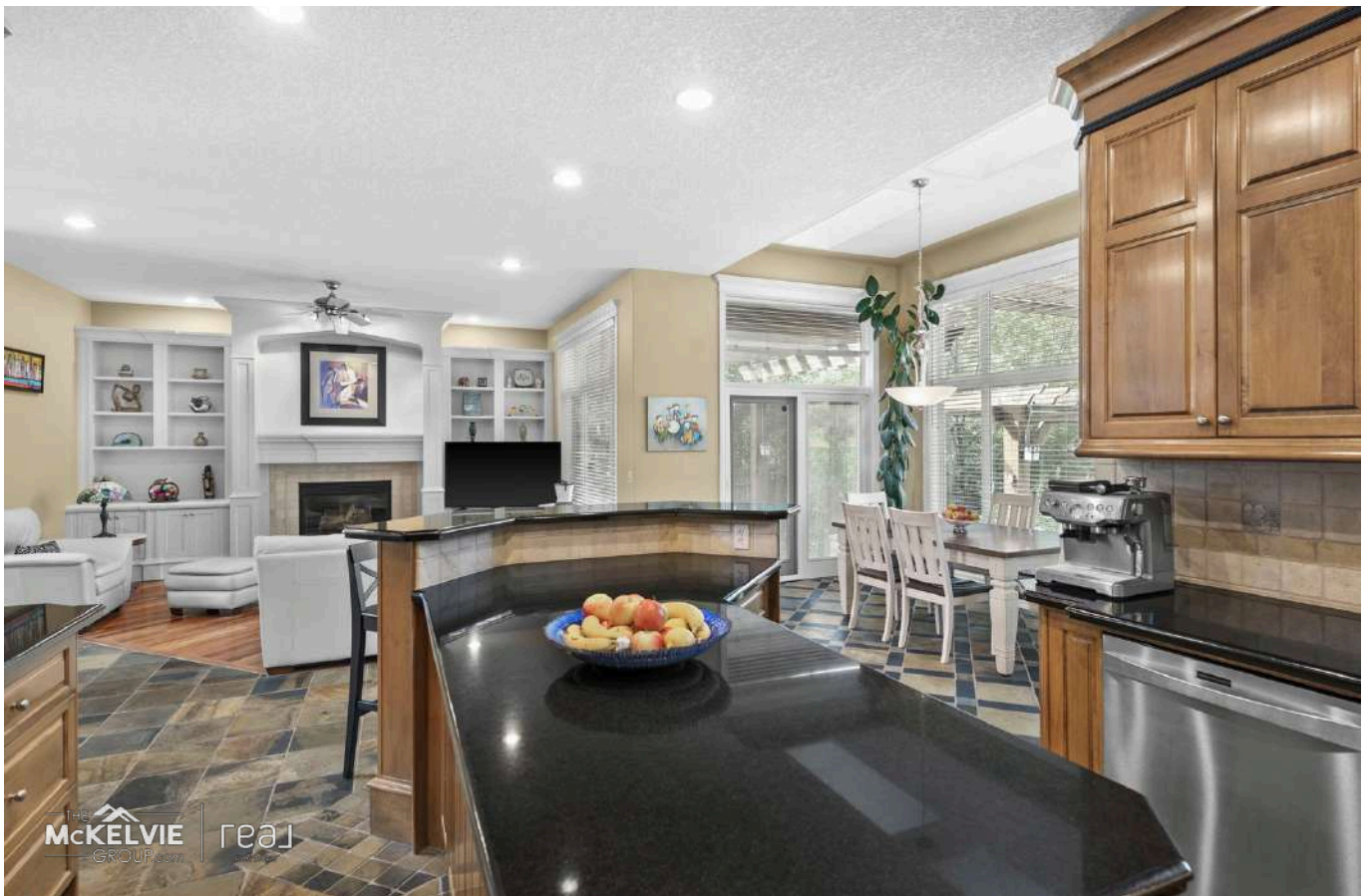
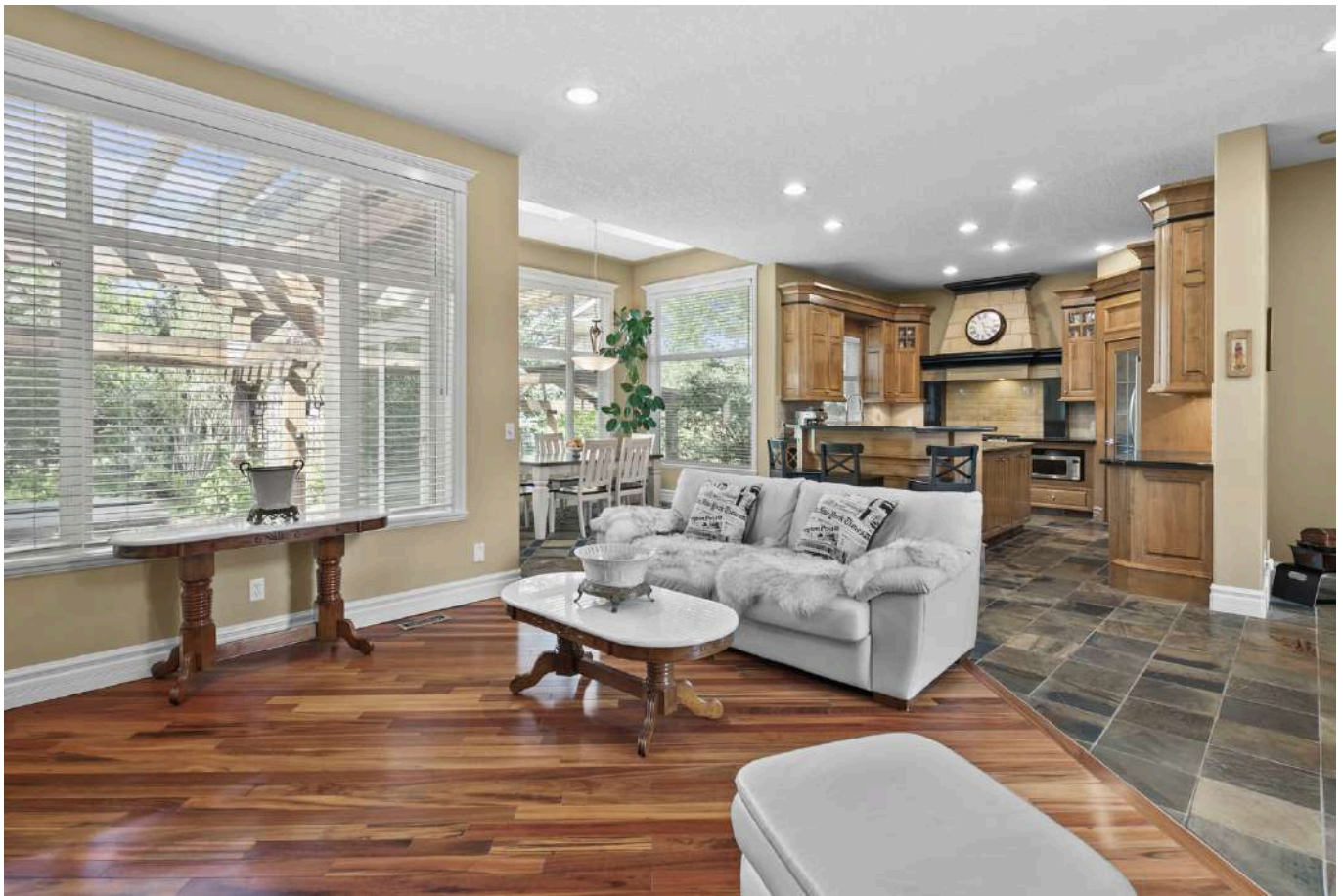


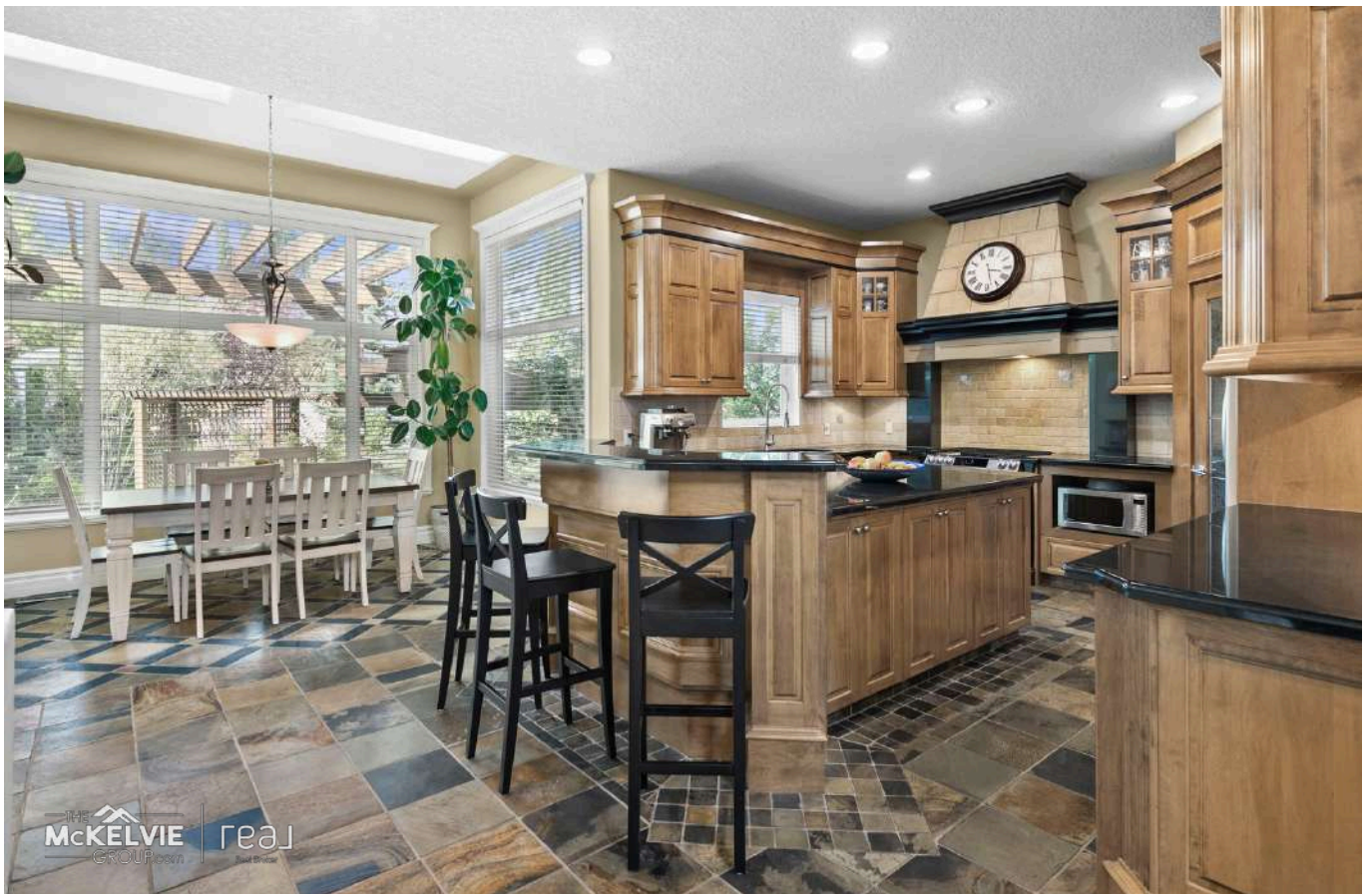




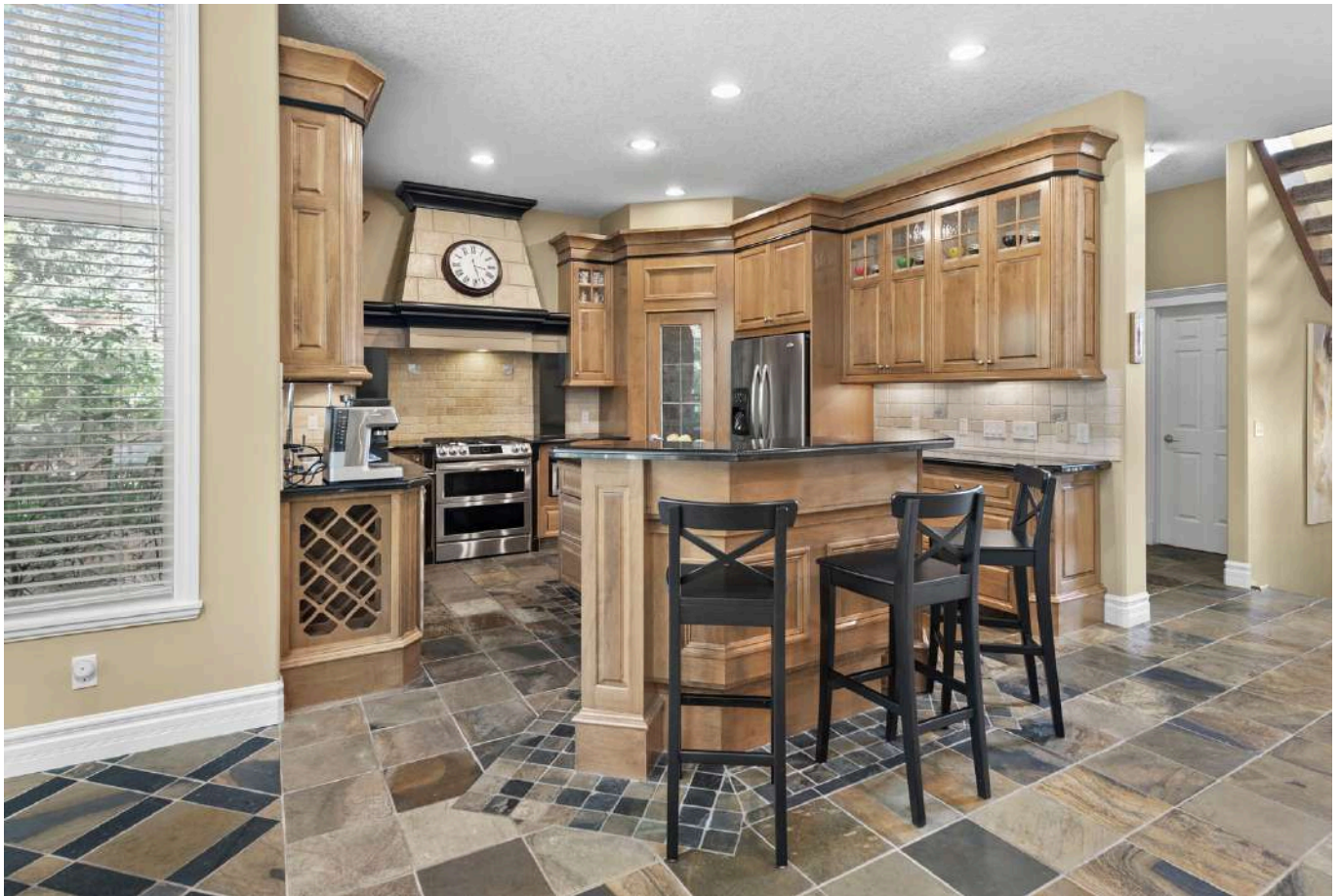


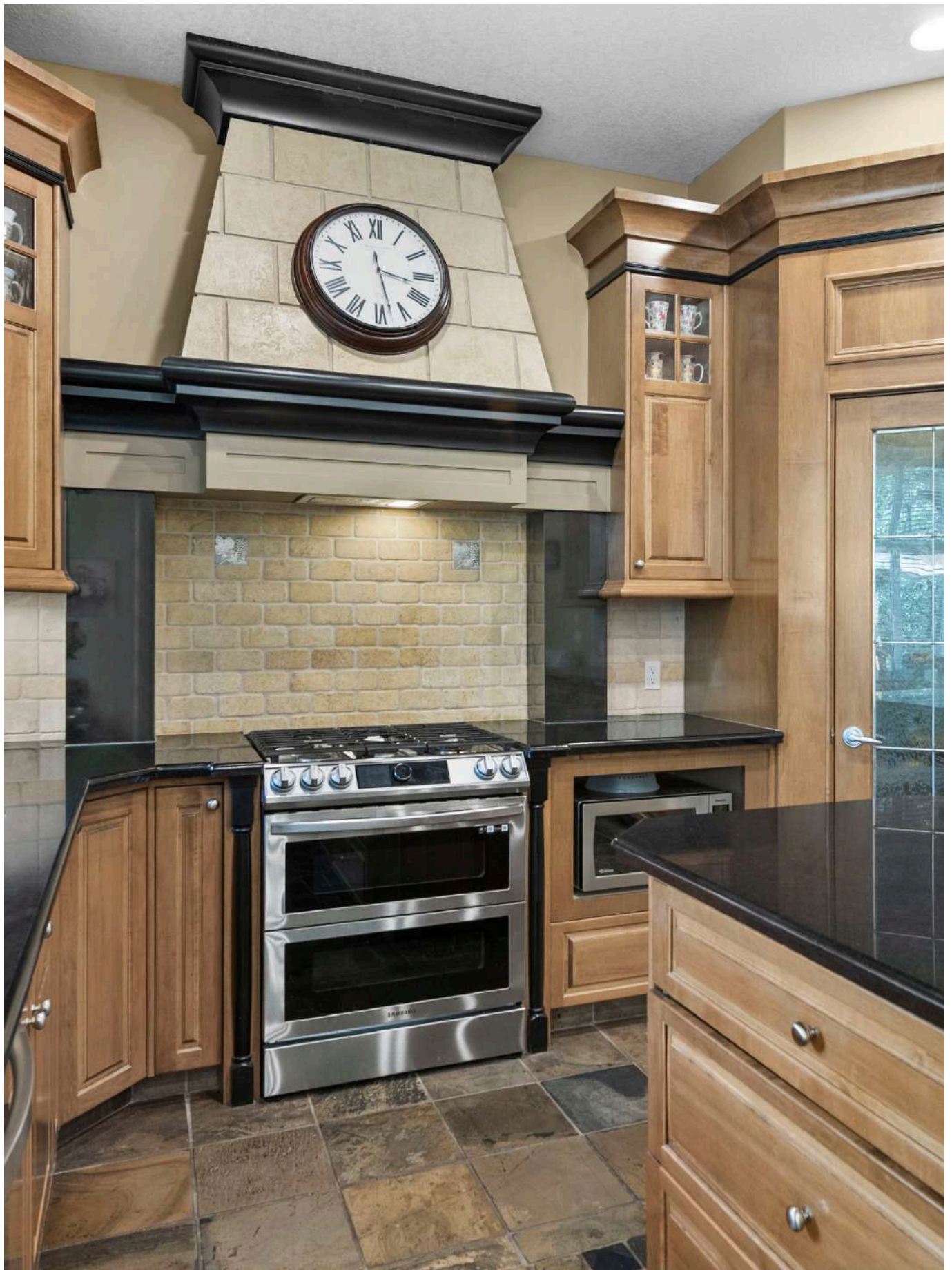


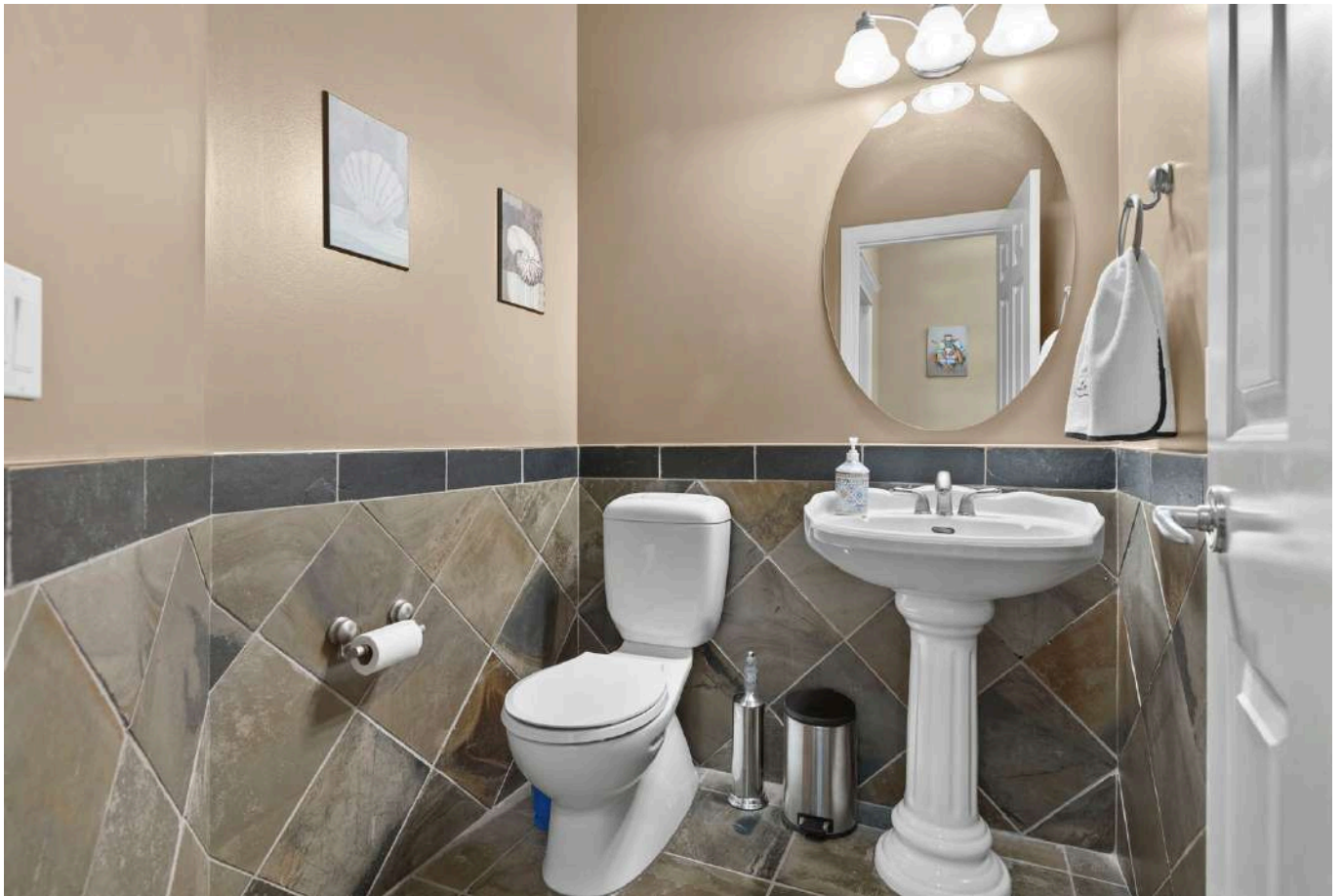


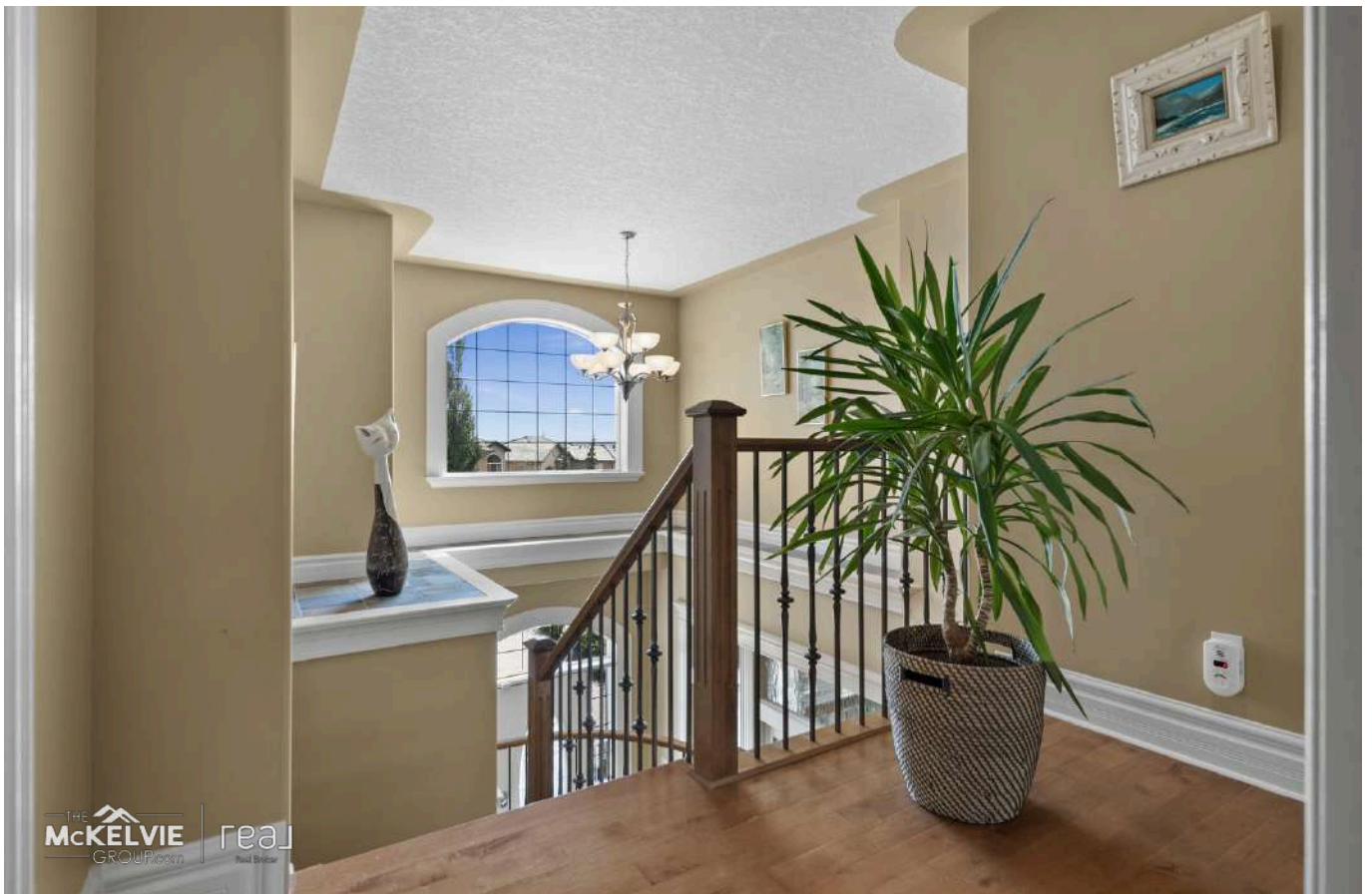
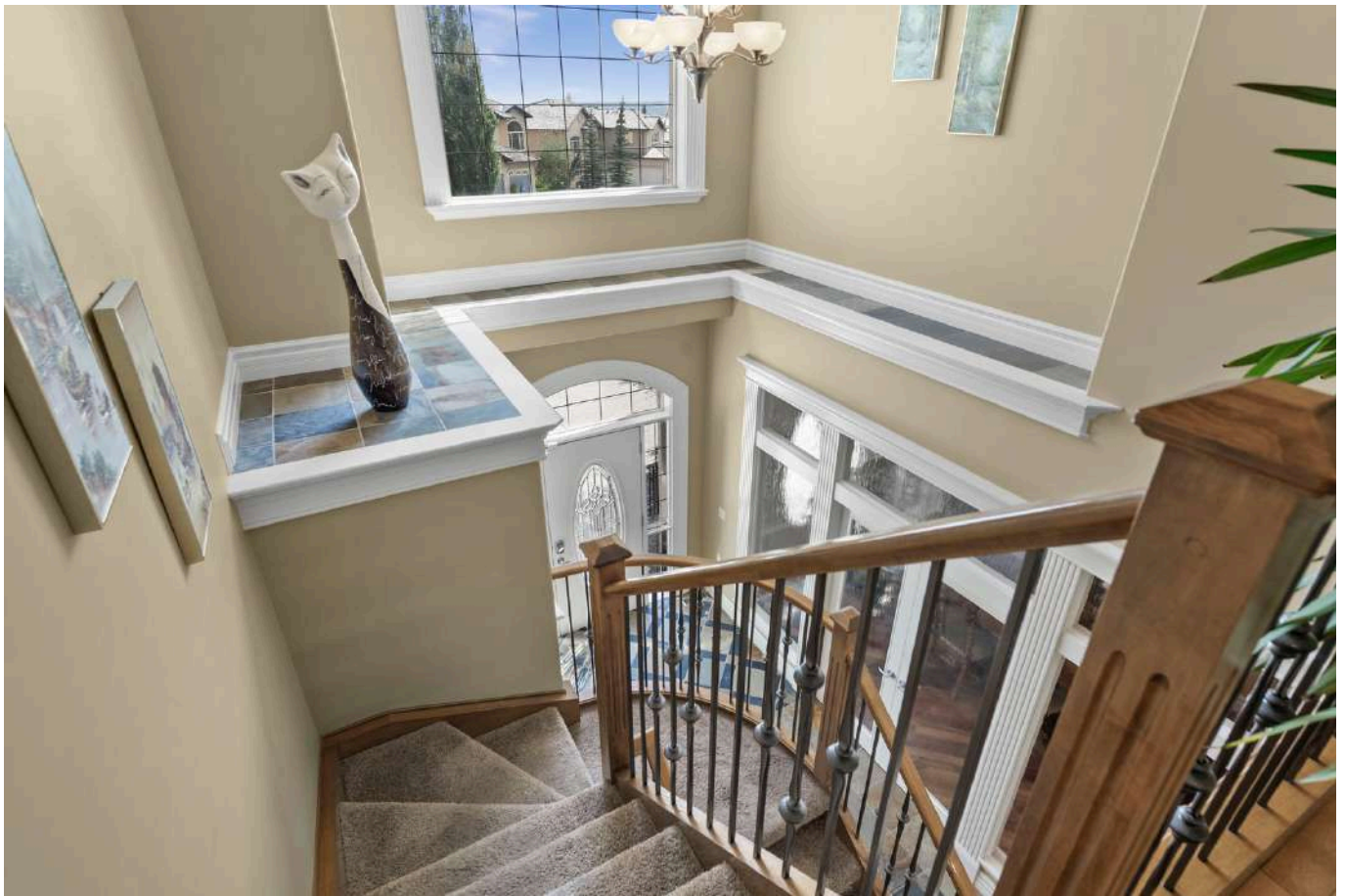








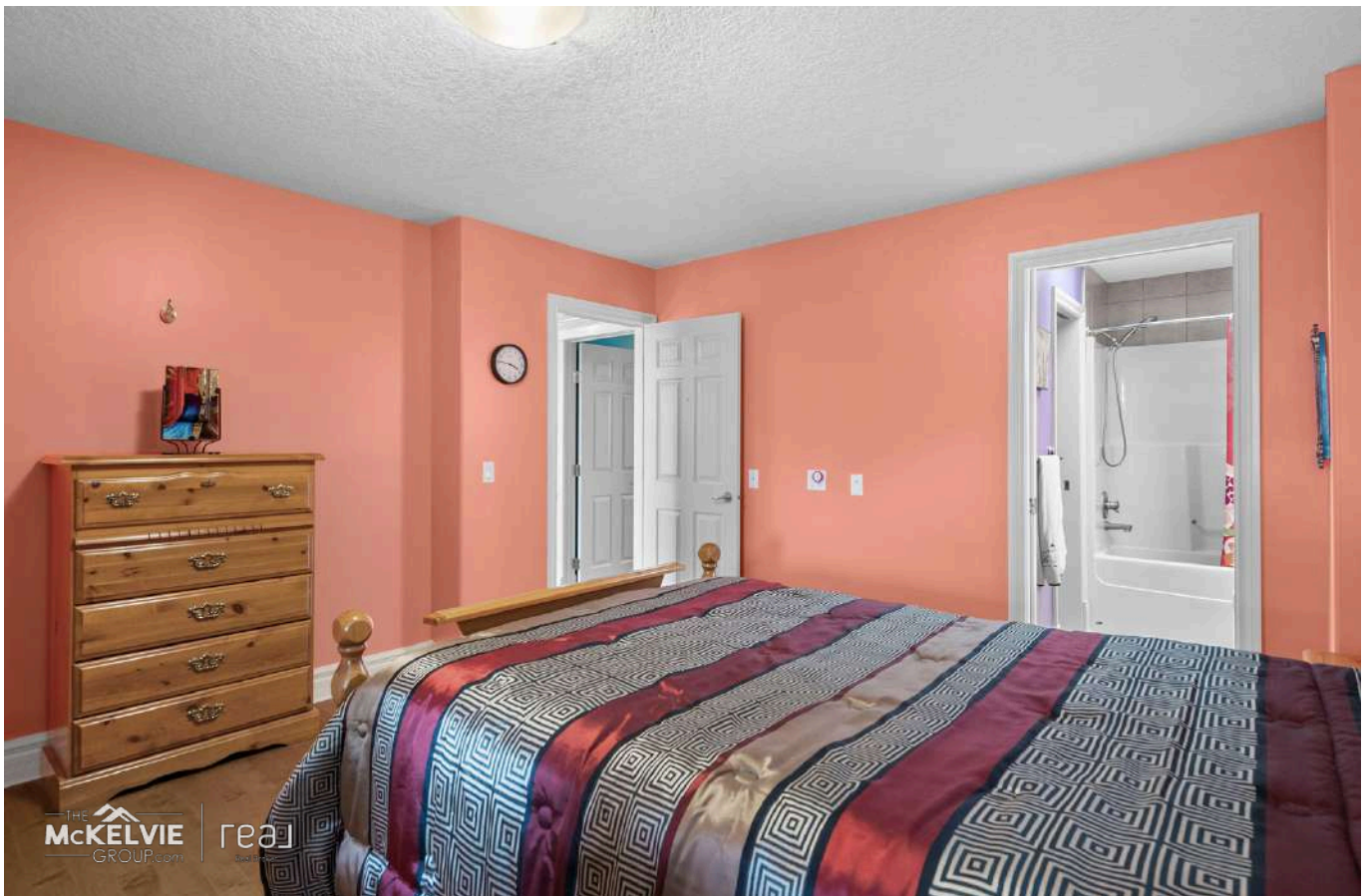


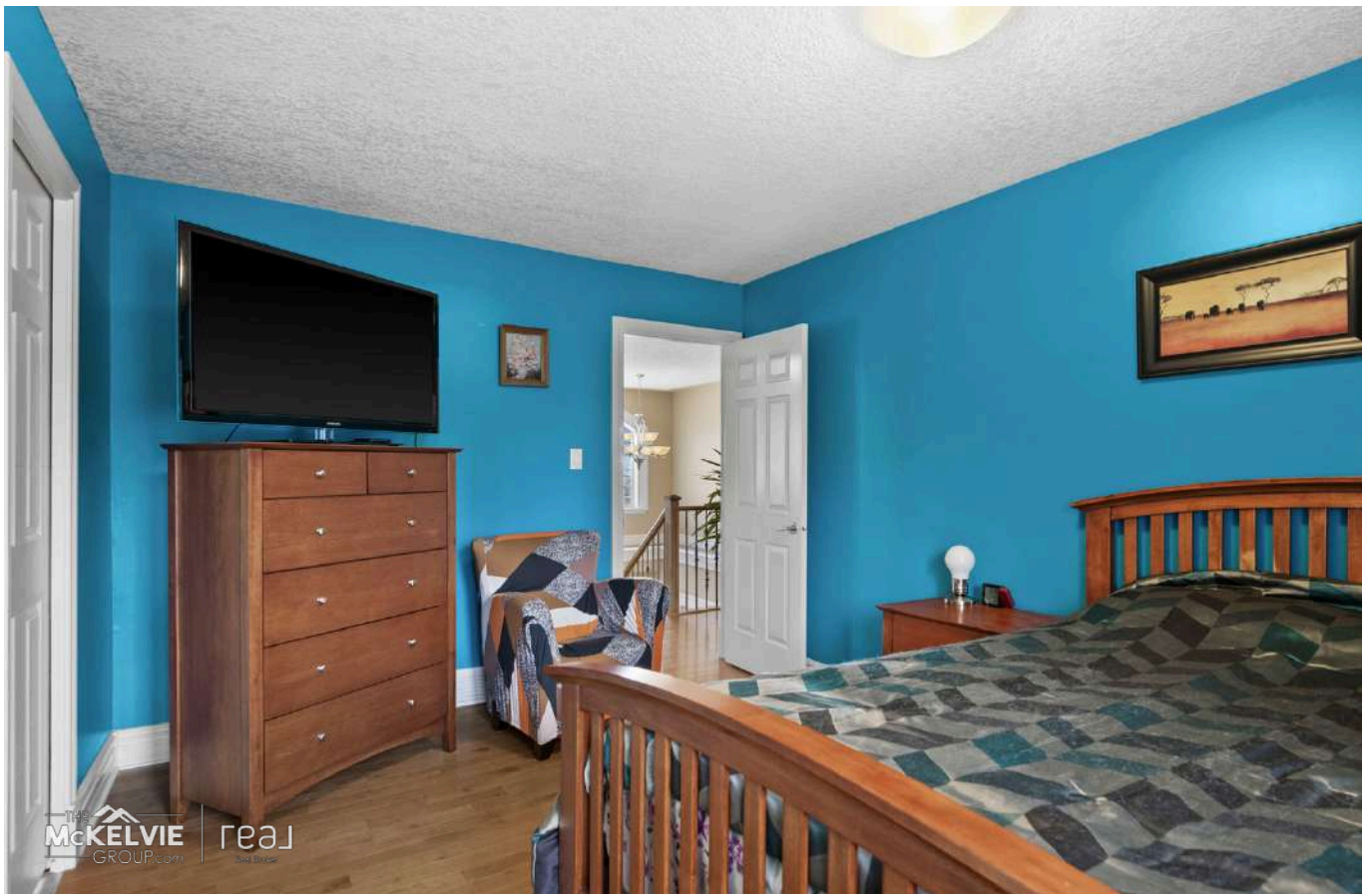
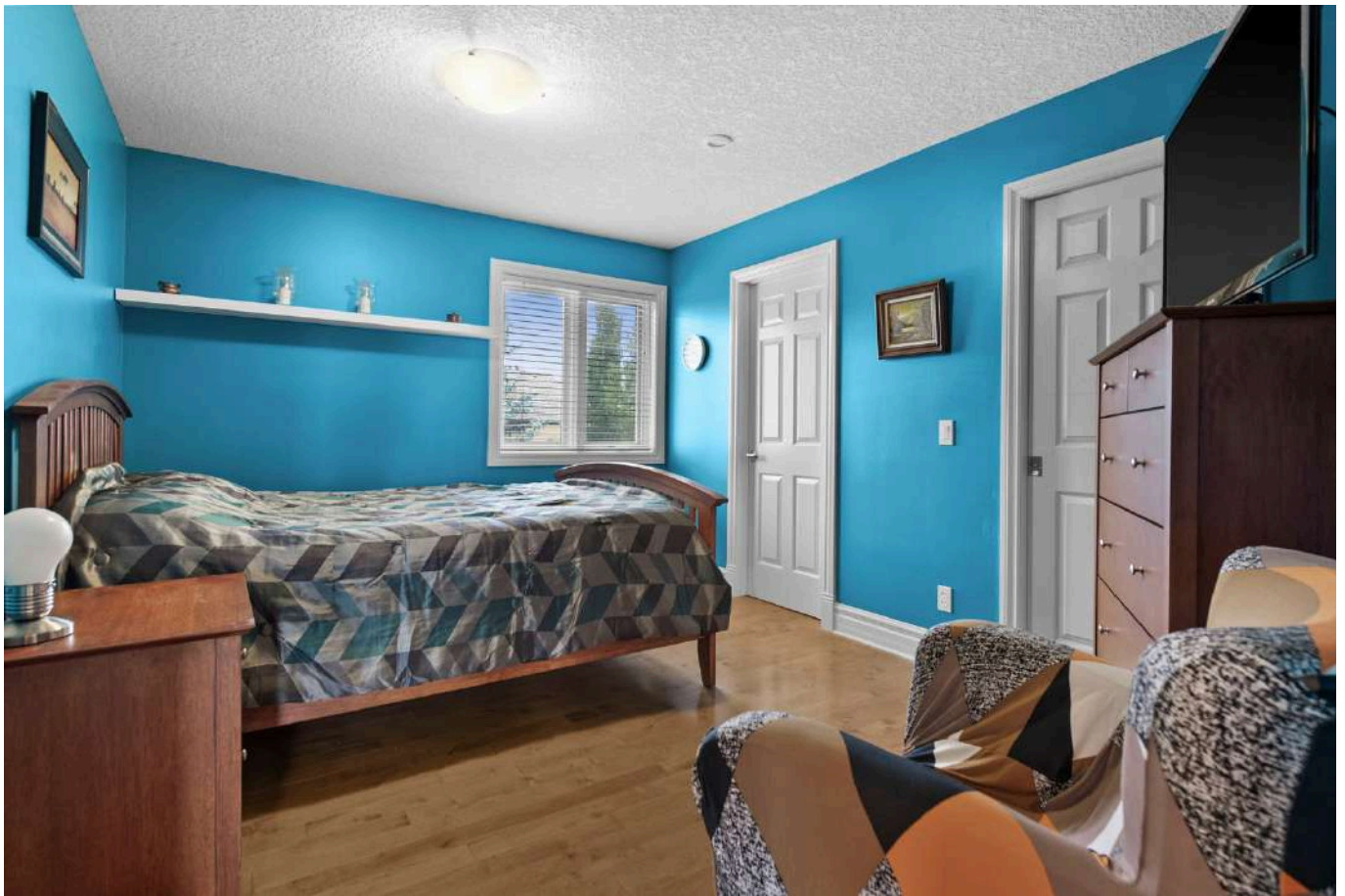




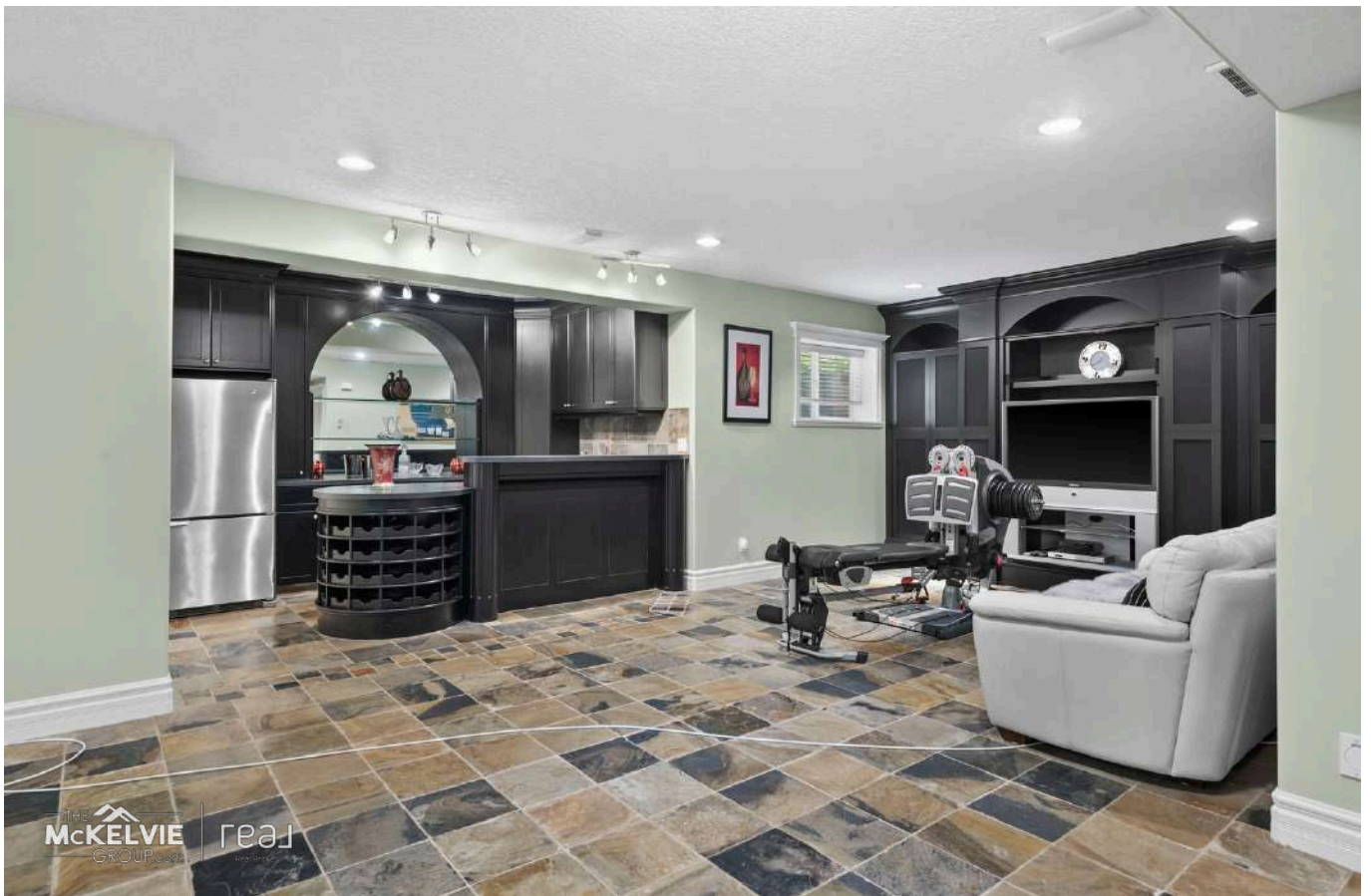
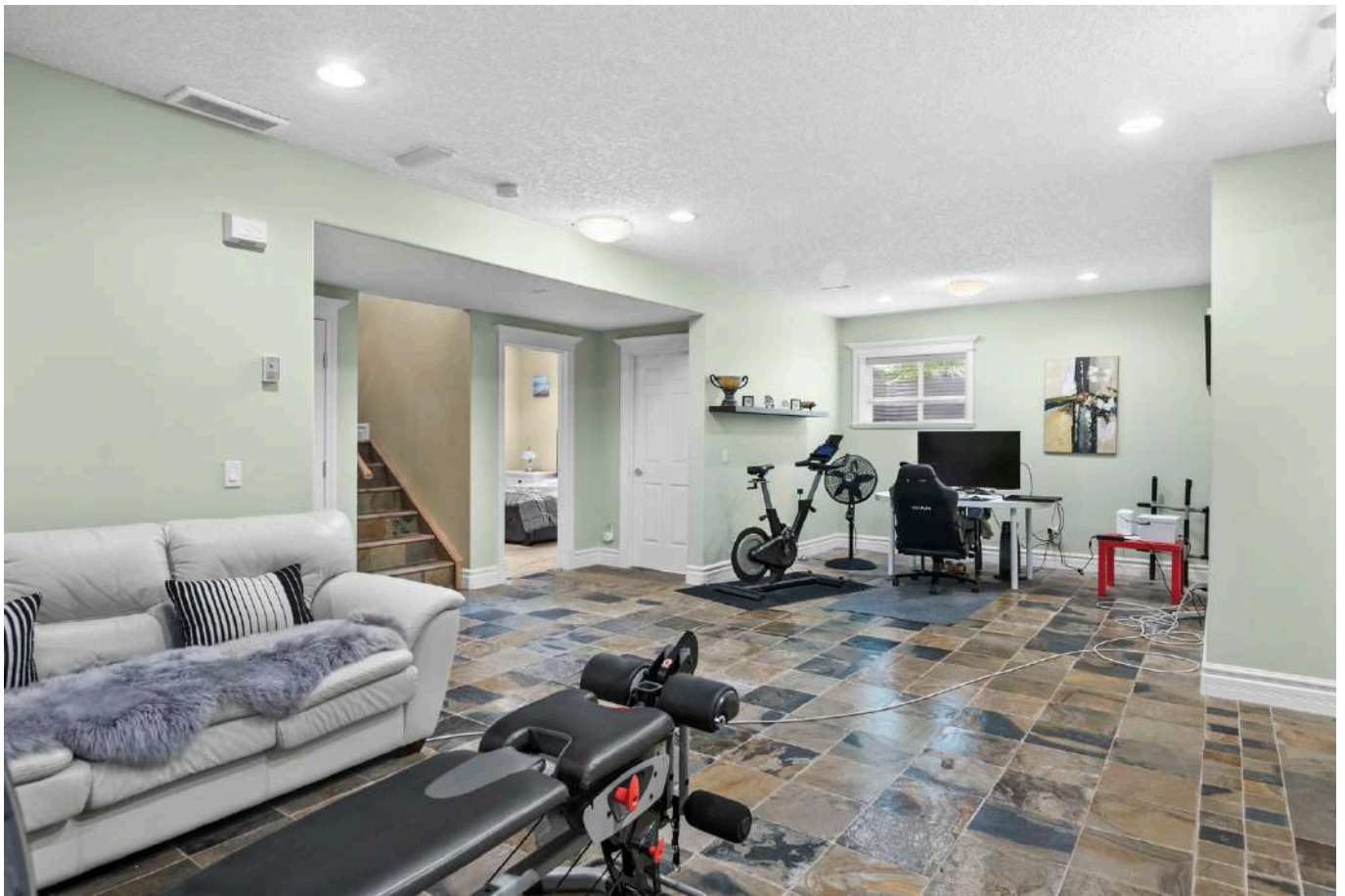




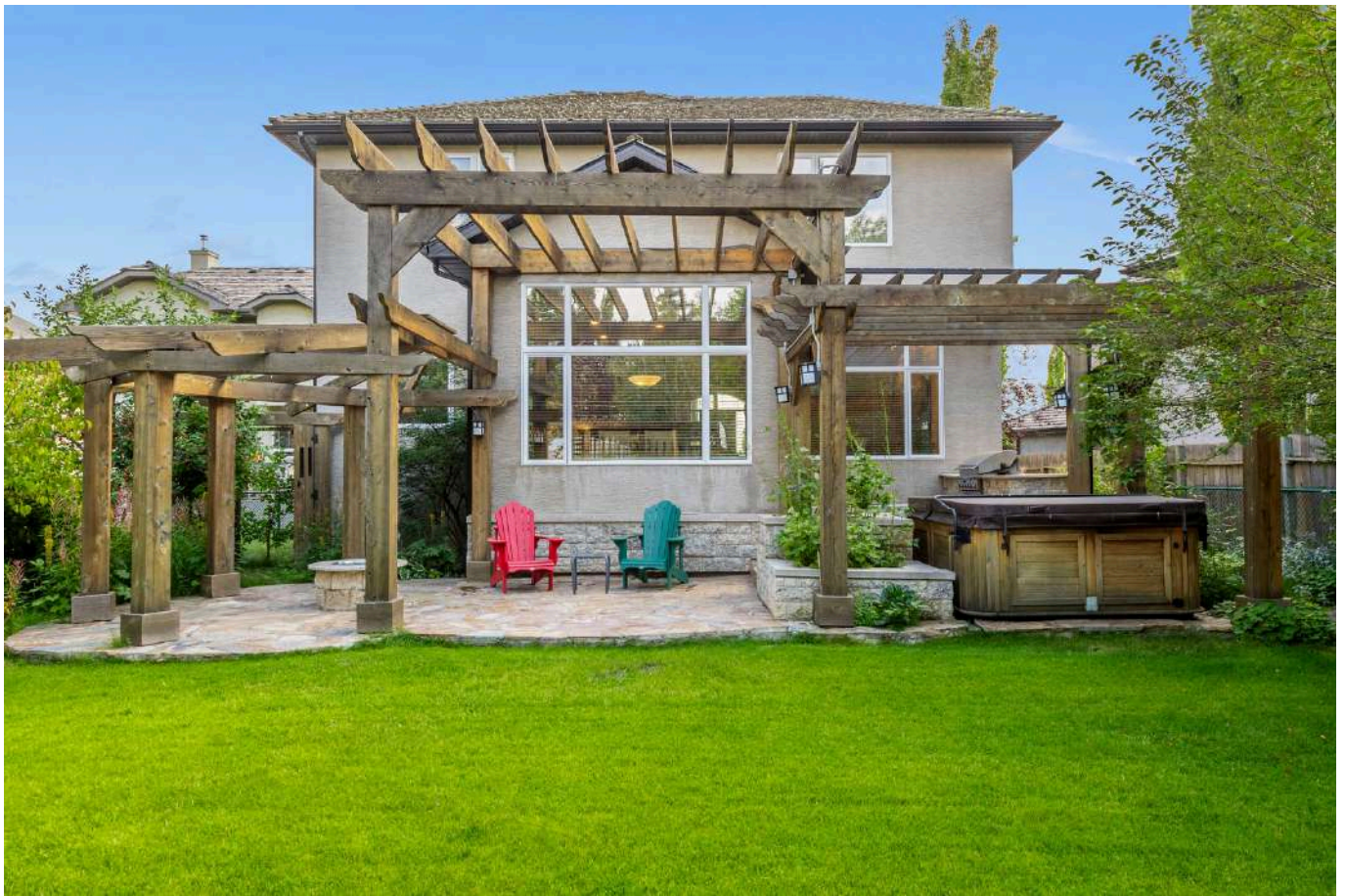


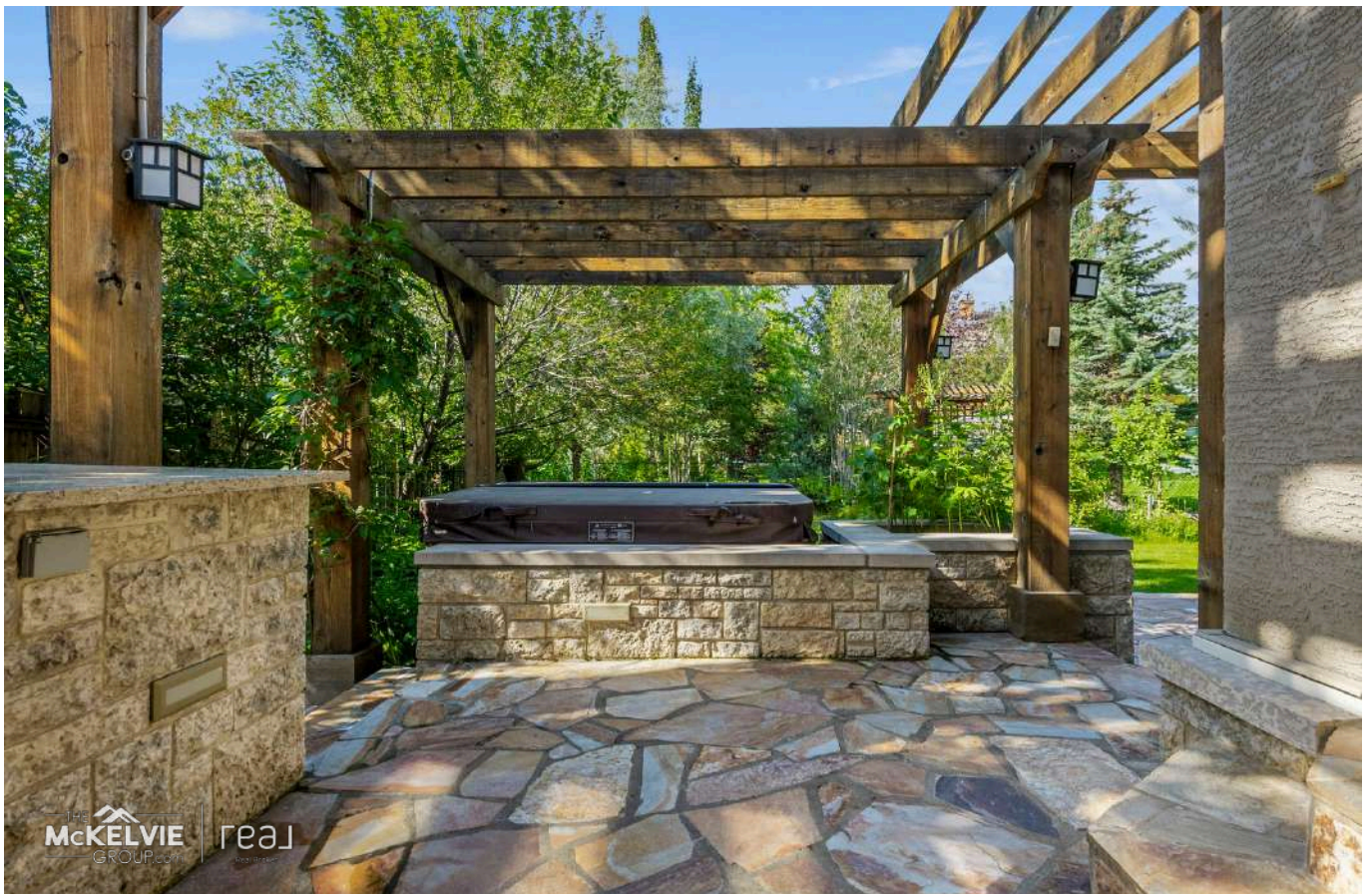


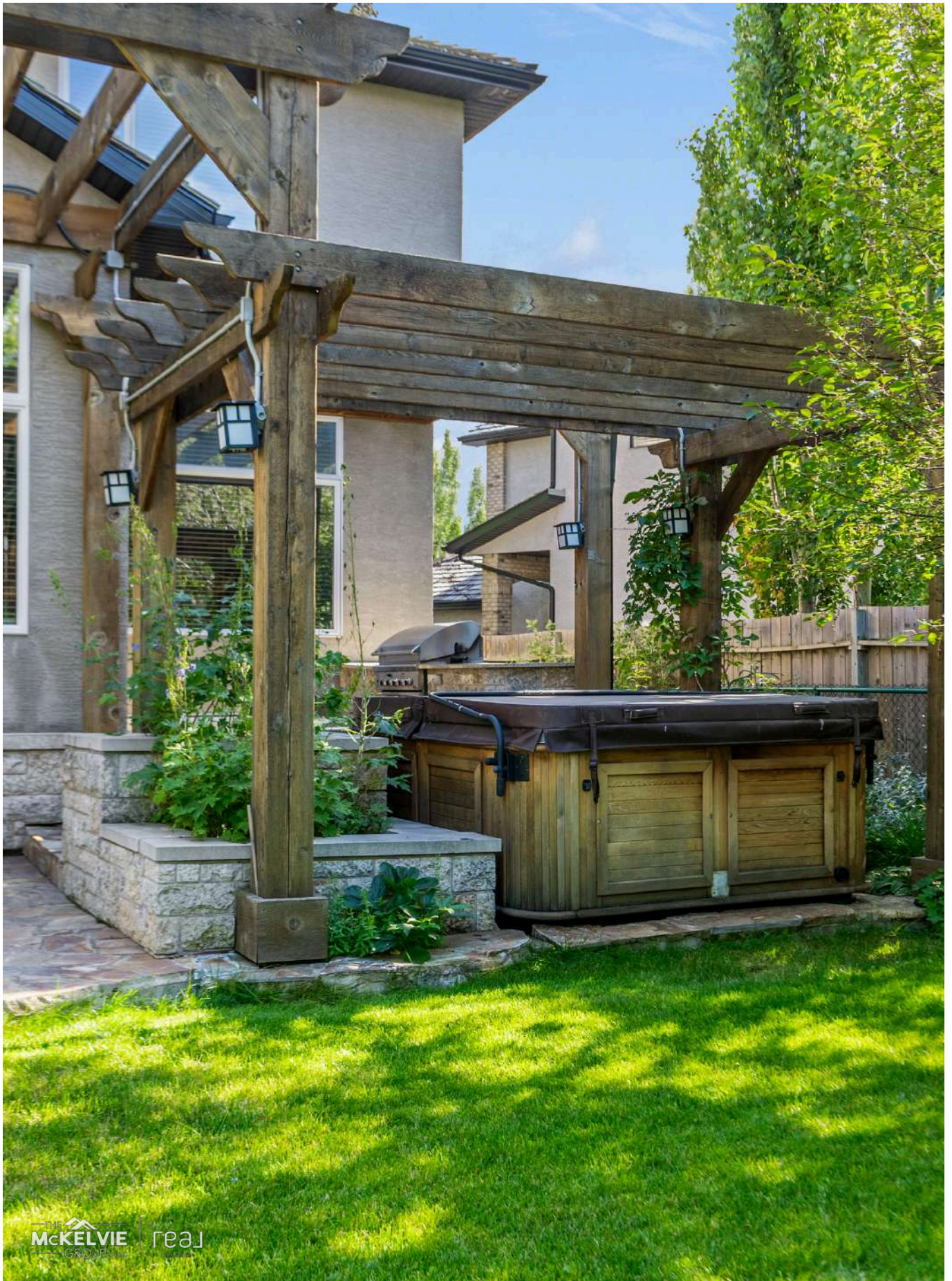




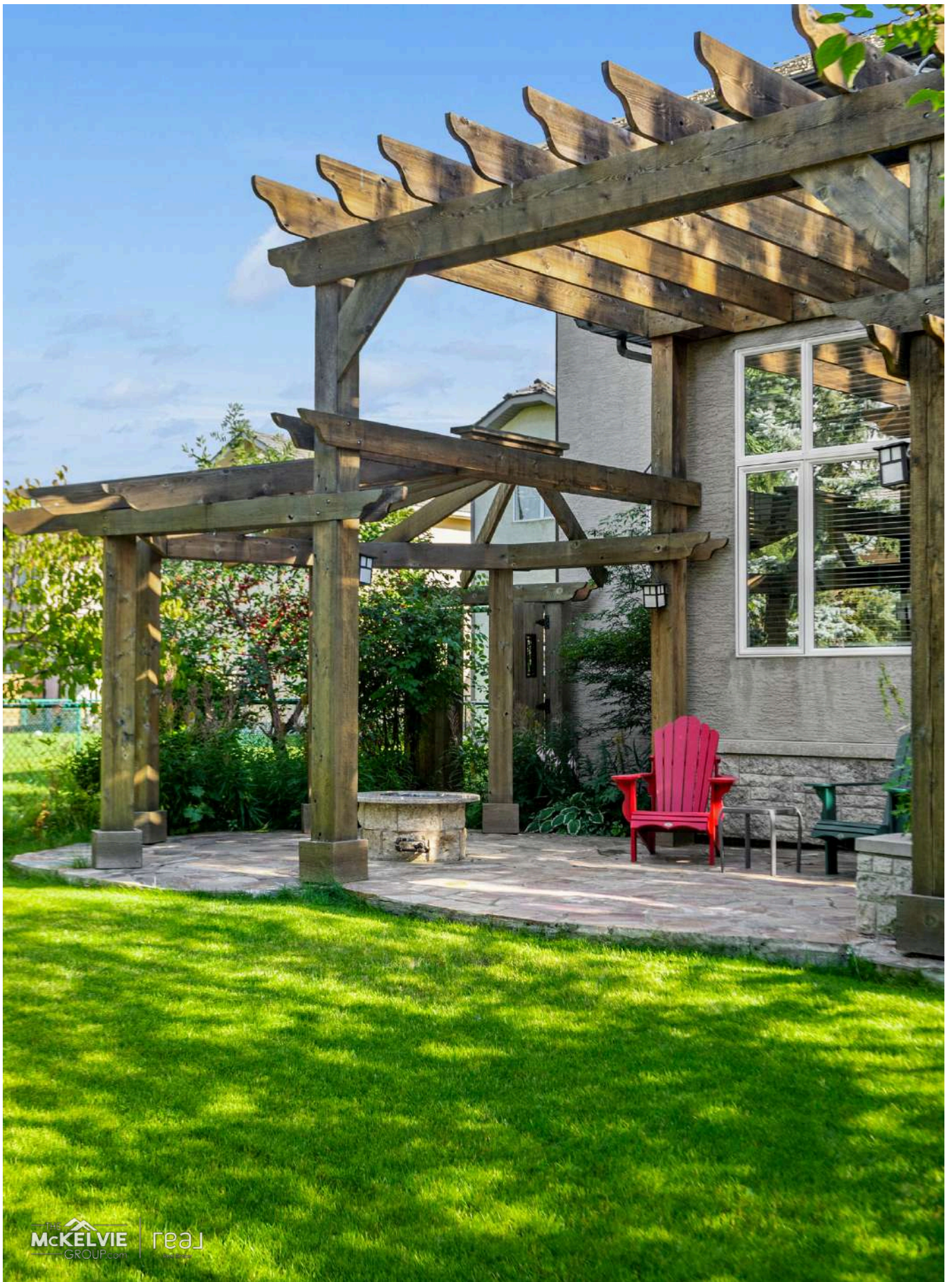




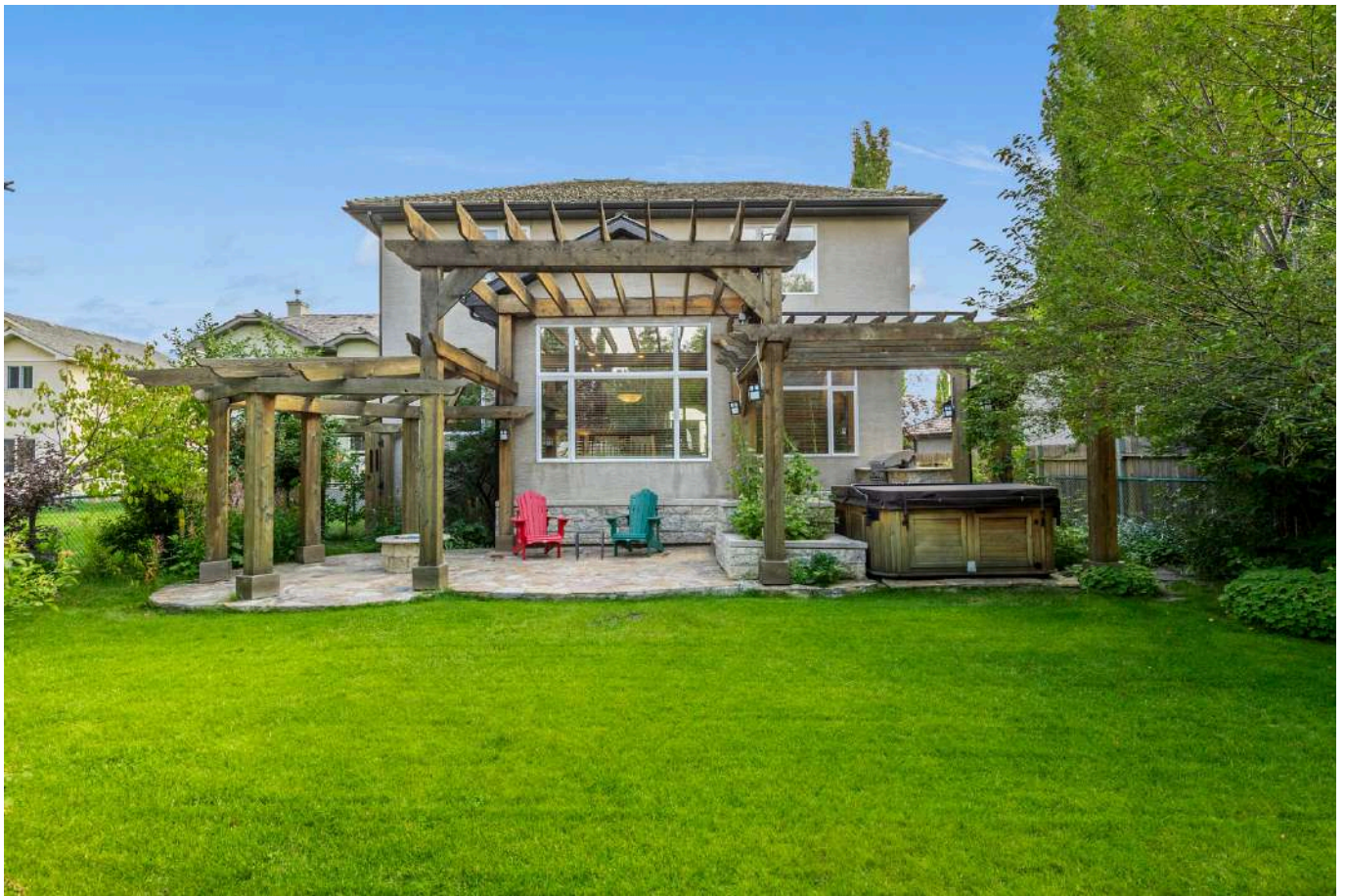












WELCOME TO

ROYAL OAK



— THE  —
McKELVIE
— GROUP.com —

| **real**
Real Broker

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

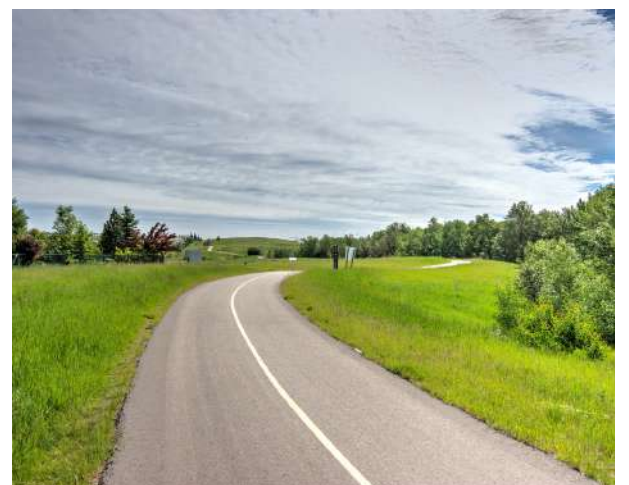
9001 Royal Oak Way NW

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

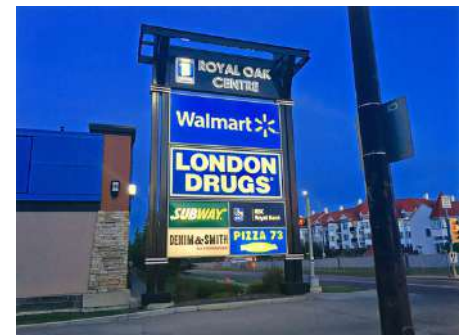
LOCAL SHOPPING:

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



THE COMMUNITY

