

# \$876,000 - 218 Royal Oak Mews Nw, Calgary

MLS® #A2240261

**\$876,000**

4 Bedroom, 4.00 Bathroom, 2,272 sqft  
Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Executive Luxury in Royal Oak | Quiet  
Cul-De-Sac | Custom-Built Showpiece

Welcome to this extraordinary executive home nestled in a quiet cul-de-sac in the prestigious and family-friendly community of Royal Oak. Proudly offered for the first time by the original owners, this meticulously maintained, custom-built masterpiece showcases over 3,387 sq ft of developed living space and reflects true pride of ownership throughout.

Crafted with exceptional attention to detail and no expense spared, this home features rich maple hardwood flooring across the main level and a striking three-way fireplace with custom maple surround and 3cm granite skirting. The chef-inspired kitchen is a culinary dream, equipped with a commercial-grade Sub-Zero fridge, Ultraline gas range and hood, Bosch 800 series dishwasher, 3cm granite countertops, elegant custom maple cabinetry, and a walk-through pantry with solid wood shelving—blending luxury with everyday functionality.

The expansive primary retreat offers serene backyard views, a large walk-in closet, and a spa-inspired 5-piece ensuite. All bathrooms showcase European faucets and custom maple vanities, elevating the overall feel of sophistication and comfort.

Designed for entertaining and comfort, this



home includes in-ceiling B&W speakers (6 zones, 4 audio sources) powered by a Russound amplifier, triple-pane metal-clad windows for efficiency and quiet, spantex knockdown ceilings on all three levels, and in-floor radiant heating in the basement. Additional highlights include two furnaces, two hot water tanks, a central vacuum system with six inlet valves, rough-in for air conditioning, a make-up air exchange unit, and an insulated double garage.

Step outside and be transported to your private backyard oasis—complete with a tranquil pond and fountain, patio, deck, shed, and one of the largest, lushest lots in the area with ample greenspace for play, gardening, or hosting.

All of this is ideally located just moments from schools, shopping, the Shane Homes YMCA, Stoney Trail, walking paths, and every convenience Royal Oak has to offer.

This is not just a home—it’s a refined lifestyle. A rare offering like this won’t last. Book your private viewing today!

Built in 2001

**Essential Information**

MLS® #	A2240261
Price	\$876,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,272
Acres	0.16
Year Built	2001
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	218 Royal Oak Mews Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5C7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, See Remarks, Street Lighting, Triangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
-------------	-----------------

Days on Market	9
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.