

**41, Royal Birch Terrace NW
Calgary, Alberta**

MLS # A2201125



\$779,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, On Golf Course, Private, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Bookcases, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to your dream family home in the highly sought-after community of Royal Oak! Nestled on a quiet crescent, this beautifully maintained home backs directly onto a park and playground, offering a picturesque and private setting for your family to enjoy. It has 3 Bedrooms, 1 bonus room, 3.5 bathrooms, Step inside to discover an inviting open-concept main floor, featuring brand new vinyl plank floors and a well-appointed brand new kitchen . The bright dining nook overlooks the east-facing patio and deck—perfect for sipping your morning coffee or unwinding with evening meals. The chain-link fenced yard provides unobstructed views of the lush green space, making it an ideal retreat for relaxation and outdoor activities. Upstairs, you’ll find three generously sized bedrooms, including a stunning primary bedroom with vaulted ceilings, a walk-in closet, and a private 4-piece ensuite. A versatile loft/bonus room adds extra flexibility—perfect for a home office or additional living space, Tv room or Kids play room. The finished basement expands your living area with a spacious rec room and a 3-piece bathroom, 2 big windows and a Bar catering to all your family’s needs. This prime location is within walking distance to playgrounds and schools, and just minutes from the Royal Oak Shopping Centre, the YMCA, Tuscany LRT, Crowchild Trail, and Stoney Trail—offering unparalleled convenience for commuting and daily essentials. Don’t miss out on this incredible opportunity! Book your private showing today to experience this remarkable home firsthand!