

41, Royal Birch Terrace NW  
Calgary, Alberta

MLS # A2201125



**\$779,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!