



122 Royal Birch Rise Calgary Alberta

\$709,900

Welcome this charming residence in the desirable community of Royal Oak, boasting 4 bedrooms, a great sized bonus room and an expansive yard! Stepping inside you are greeted with a lovely kitchen. The centerpiece is a versatile island that doubles as a breakfast bar, providing ample seating for casual meals or socializing while cooking. The corner pantry offers plenty of storage space for all your kitchen essentials, and the open layout seamlessly connects the kitchen to the eating nook, making meal prep and dining a breeze. The eating nook is a bright and inviting space, perfect for enjoying your morning coffee or casual meals. It features a large window that floods the area with natural light and offers access to the back deck, creating an open and airy atmosphere. Adjacent to the eating nook, the living room is a cozy yet spacious retreat. A fireplace with a wooden mantle serves as the focal point, providing warmth and ambiance during cooler months. The large window allows for an abundance of natural light, making the room feel welcoming and bright. A 2pc powder room and main floor laundry complete this main level. Heading upstairs, you'll discover the versatility of the bonus room. This space is perfect for a playroom, home office, or additional living area, featuring bright windows that let in plenty of natural light. The primary suite boasts a 4-piece ensuite that is complete with a standalone shower and soaking tub for relaxation. The walk-in closet offers additional storage space, and a ceiling fan ensures comfort year-round. Two great sized bedrooms and 4pc bathroom top off this upper level. Descending to the lower level, the basement offers a walk-out design, providing direct access to the backyard. Here you'll find the yard fully fenced, providing privacy and security. It features well-maintained garden boxes, perfect for the gardening enthusiast to grow...

Family room 12.67 Ft x 10.42 Ft
 Bedroom 8.67 Ft x 10.17 Ft
 Den 13.00 Ft x 12.75 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Living room 14.50 Ft x 11.42 Ft
 Kitchen 12.58 Ft x 11.08 Ft
 Other 10.92 Ft x 6.25 Ft

2pc Bathroom .00 Ft x .00 Ft
 Primary Bedroom 13.75 Ft x 10.42 Ft
 Bedroom 10.75 Ft x 9.83 Ft
 Bedroom 10.75 Ft x 9.83 Ft
 Bonus Room 13.42 Ft x 12.92 Ft
 4pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft

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