



133 Royal Birch Rise Calgary Alberta

\$698,800

Welcome to your future home! Nestled in the heart of Royal Oak, this stunning 4-bedroom property offers an incredible combination of modern amenities, energy efficiency, and spacious living. Perfectly equipped for the fall and winter seasons, the home features solar panels that capture electricity year-round, resulting in nearly free energy for your household—an eco-friendly and cost-effective perk! Step inside through the vestibule entry, framed with elegant glass French doors, into a space designed for comfort and functionality. The upper level boasts 4 spacious bedrooms, including a primary suite with a custom-built closet, offering ample storage and style. The finished lower level is an entertainer's dream, featuring a huge recreation room and plenty of storage space, with durable laminate flooring and a dry core subfloor to keep things cozy. Stay comfortable year-round with central A/C and newer triple-pane windows, perfect for those chilly Calgary winters. The home also boasts recent upgrades: a new furnace and fridge in 2023, a new dishwasher and hot water tank in 2021, and new carpet in 2022. Outside, enjoy the extra-large deck that overlooks a beautifully landscaped backyard complete with fruit trees, shrubs, garden beds, and even a charming playhouse. The oversized yard is the perfect spot for outdoor fun and relaxation. Additional features include two new exterior doors installed in 2024, a bathroom rough-in in the extra room downstairs, and convenient extras like a vacu flow system, freezer, and storage racks in the garage—all included! This home has everything you need and more—schedule your showing today and make it yours! (id:6769)

4pc Bathroom 4.92 Ft x 4.58 Ft
4pc Bathroom 9.33 Ft x 10.92 Ft
Bedroom 17.08 Ft x 17.67 Ft
Bedroom 10.58 Ft x 10.42 Ft
Bedroom 8.42 Ft x 12.17 Ft
Bedroom 11.92 Ft x 11.83 Ft
Other 6.67 Ft x 12.08 Ft
Bedroom 11.33 Ft x 9.67 Ft

Storage 3.25 Ft x 6.17 Ft
Other 7.92 Ft x 9.58 Ft
2pc Bathroom 4.92 Ft x 4.58 Ft
Dining room 12.92 Ft x 8.00 Ft
Foyer 8.33 Ft x 7.58 Ft
Kitchen 15.67 Ft x 12.33 Ft
Laundry room 6.33 Ft x 10.17 Ft
Living room 15.92 Ft x 15.08 Ft

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