



177 Royal Birch Mount Calgary Alberta

\$574,900

Welcome to The Outlook in Royal Oak! Built by Avalon Master Builders in 2004, great 2 Storey walkout. One of the largest and most popular designed "Norquay" end units, this townhouse features over 1700 square feet of developed space! This MOVE-IN READY 3-bedroom, 2.5-bathroom townhouse boasts an OPEN CONCEPT main level with hardwood flooring which invites you into this spacious & LARGE FLOORPLAN. Main floor has Living and Dining room plus an open Kitchen complete with granite counter tops, raised bar, black appliances and upgraded lighting. Upstairs to the huge master bedroom with ensuite bathroom with separate soaker tub and shower! There are also 2 other good-sized bedrooms, and a full bathroom. The basement is fully finished with pot lights, an open living area, Electric FIREPLACE and a HUGE DEN/WORKSPACE that can be easily utilized as a 4th bedroom! Use the rare walk-out entrance for ENTERTAINING and to a private backyard. You will love your ATTACHED DOUBLE GARAGE! Landscaping & snow removal included - a maintenance free lifestyle in Royal Oak, WALKING distance to transit, Walmart, Grocery, Retail, Medical Clinics, etc. Call to see this Gem! (id:6769)

Family room 18.17 Ft x 10.67 Ft
Laundry room 18.17 Ft x 6.67 Ft
Living room 15.33 Ft x 10.33 Ft
Dining room 10.33 Ft x 10.33 Ft
2pc Bathroom 7.17 Ft x 3.25 Ft
Foyer 15.42 Ft x 4.08 Ft

Kitchen 10.33 Ft x 8.42 Ft
Primary Bedroom 14.75 Ft x 11.17 Ft
4pc Bathroom 9.25 Ft x 6.33 Ft
Bedroom 11.50 Ft x 9.33 Ft
Bedroom 11.92 Ft x 9.33 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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