

214 Royal Birch View Calgary Alberta

\$599,900

Are you ready to bring your creative vision to life? This 3-bedroom (plus den!) walk-out basement family home, tucked away on a quiet cul-de-sac, is a canvas waiting for your personal touch. With a little TLC, it promises tremendous value and an inviting layout that's perfect for modern living. On the main floor, you'll find a cozy den or office space--ideal for remote work or study. Step into the sun-drenched, open-concept living area featuring a spacious kitchen, dining nook, and a living room warmed by a charming corner gas fireplace. The south-facing windows flood the space with natural light, creating a cheerful and inviting atmosphere. The kitchen is designed for both functionality and style, boasting a handy island for meal prep, a pantry to keep clutter at bay, and newer stainless steel appliances, including a gas range and fridge. Upstairs, the oversized bonus room is ready to host movie nights, game marathons, or just some good old-fashioned family fun. The primary suite, with its south-facing orientation, is brimming with potential. Imagine stepping out onto a future balcony to enjoy stunning city and mountain views. The primary bedroom also features a walk-in closet with shelving organizers and a 4-piece ensuite waiting for your finishing touches. Two additional bedrooms, a 4piece bathroom, and a convenient upstairs laundry room complete the upper level. Downstairs, the unfinished basement is a blank slate-envision a home gym, guest suite, or anything else your heart desires. The doubleattached garage also offers endless possibilities for customization. This home is packed with potential and ready for you to make it your own. Royal Oak, located in northwest Calgary, is a family-friendly community known for its scenic parks and proximity to the Rocky Mountains. It offers convenient access to major roadways like Stoney Trail, close connections to p...

Other 16.50 Ft x 14.50 Ft Living room 16.50 Ft x 14.25 Ft Den 10.25 Ft x 9.92 Ft 2pc Bathroom 4.92 Ft x 4.92 Ft Bonus Room 18.92 Ft x 10.92 Ft Primary Bedroom 14.92 Ft x 11.92 Ft 4pc Bathroom 8.92 Ft \times 4.92 Ft Bedroom 14.17 Ft \times 9.42 Ft Bedroom 14.17 Ft \times 10.50 Ft 4pc Bathroom 8.92 Ft \times 4.92 Ft Laundry room 5.83 Ft \times 5.42 Ft

Listing Presented By:



http://calgaryarearealestate.info/



Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267 arobinson@cirrealty.ca