



# 198 Royal Birkdale Crescent Calgary Alberta

\$1,095,000

Welcome to 198 Royal Birkdale Crescent! This 2-storey, southwest facing beauty features a walkout basement and spectacular mountain views with ravine access! It doesn't get more serene than this. This home has been majorly upgraded with triple pane windows, brand new hardwood on the main floor, new carpet upstairs and on the staircase leading up. The backyard is one of the largest and fully landscaped in the area, completed within the last year. As you step inside, the living room and large dining room greet you with giant front windows letting natural light flood in. Moving through into the kitchen there is a large center island with breakfast bar for additional seating. Range and fridge are brand new and all appliances are stainless steel. Open to the family room with its corner fireplace, this is the perfect space for hosting and entertaining. Balcony doors lead out to the Duradek patio with glass railings and magnificent views of mountains and the beautifully landscaped yard. Main floor features a space alongside the laundry room, perfect for a home office. Main floor is complete with a 2 piece bathroom. Upstairs you'll find 3 large bedrooms including the primary with it's impressive 5 piece ensuite and 2 walk-in closets. Ensuite features double vanity, separate shower and jetted, soaker bathtub. The primary also has its very own private balcony boasting the amazing mountain and backyard views that really set this home above the rest. Fully finished basement features expansive rec room with cozy family area with gas fireplace and built in shelving on either side. Hosting is a dream with the large wet bar, sink and fridge and built in wine rack. Guest bedroom has its own connecting door to the 4 piece bathroom. Walkout basement leads out to a patio area, opposite is the spiral staircase leading up to the balcony and further down leads to the firepit area. Gate ...

4pc Bathroom 7.83 Ft x 4.83 Ft

Other 8.17 Ft x 7.50 Ft

Bedroom 11.50 Ft x 13.67 Ft

Recreational, Games room 29.50 Ft x 17.75 Ft

Storage 4.50 Ft x 6.92 Ft

Furnace 9.83 Ft x 18.92 Ft

Foyer 6.92 Ft x 10.58 Ft

Kitchen 7.92 Ft x 14.33 Ft

Laundry room 5.67 Ft x 8.67 Ft

Living room 14.67 Ft x 12.00 Ft

Office 10.17 Ft x 8.92 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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2pc Bathroom 5.00 Ft x 4.92 Ft

Breakfast 9.42 Ft x 18.25 Ft

Dining room 14.00 Ft x 8.67 Ft

Family room 13.67 Ft x 14.33 Ft

5pc Bathroom 16.92 Ft x 17.58 Ft

Bedroom 10.92 Ft x 13.08 Ft

Bedroom 12.33 Ft x 14.83 Ft