



# 46 Royal Birkdale Court Calgary Alberta

\$949,900

Welcome to this luxury gem located in the heart of Royal Oak! A stunning 5 bedroom home located on a quiet Cul-de-sac! Air conditioned home with walk-Out basement onto poured concrete patio that Leads to a huge Pie-shaped south-facing backyard with wonderful landscaping, gazebo, Hot Tub, fire pit and shed. South-facing windows with high quality window blinds, Main floor den/office with french doors, spacious dining room and living room with gas fireplace. Large island in kitchen that has a spacious corner pantry! Granite countertops in kitchen and a half-bath. California Shutters or Hunter Douglas Blinds on all windows! Upstairs you will find an amazing view from the master bedroom and 2nd bedroom! Large bonus room upstairs! 3 Bedrooms Upstairs and 2 in the Lower Walk Out Level! All bedrooms in the home are spacious! California closets in all upstairs bedrooms and hall closet! Over 3300 Sq Ft of living area in this home! Garage is Insulated, drywalled and painted. This home also comes with double hot water tank! This home is walking distance to Royal Oak Elementary School (K-4) & William D. Pratt School (5-9) and is a convenient location to the YMCA, Shopping, Restaurants, Major routes to Airport, Mountains & all directions, Public Transportation, and So Much More! (id:6769)

4pc Bathroom 9.00 Ft x 4.92 Ft  
5pc Bathroom 12.67 Ft x 7.75 Ft  
Family room 21.67 Ft x 15.42 Ft  
Study 6.00 Ft x 5.00 Ft  
Furnace 13.42 Ft x 9.67 Ft  
Other 15.00 Ft x 11.50 Ft  
Bedroom 12.08 Ft x 11.75 Ft  
Bedroom 12.75 Ft x 11.58 Ft  
4pc Bathroom 8.92 Ft x 5.83 Ft  
Kitchen 17.00 Ft x 15.92 Ft

Dining room 12.83 Ft x 10.00 Ft  
Living room 15.00 Ft x 15.00 Ft  
Den 12.42 Ft x 11.00 Ft  
Laundry room 7.50 Ft x 5.17 Ft  
Other 15.00 Ft x 12.00 Ft  
2pc Bathroom 5.17 Ft x 4.92 Ft  
Bonus Room 19.00 Ft x 16.67 Ft  
Primary Bedroom 15.00 Ft x 14.25 Ft  
Bedroom 12.58 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

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