

113 Royal Birch View Calgary Alberta

\$849,900

Welcome to your dream home at 113 Royal Birch View NW, Calgary! Nestled on a serene cul-de-sac, this stunning property sits on a massive pie-shaped lot, offering unmatched privacy and tranquillity. Boasting 4 spacious bedrooms, this elegant home exudes pride of ownership and features soaring vaulted ceilings in the living and formal dining rooms, adding a touch of grandeur and character. The main floor impresses with its unique open-to-above floor plan and a charming upper loft that overlooks the living area. The cozy living room is perfect for relaxing after a long day. The chef's kitchen is a delight, featuring maple cabinets, an eat-in bar, and iron spindles seamlessly flowing into the family room with its own fireplace. Step outside from the dining area to your private backyard oasis, complete with a large deck and fully landscaped space - ideal for family gatherings or serene evenings. Upstairs, you'll find three well-appointed bedrooms. The master suite is a retreat, with an ensuite bathroom featuring a jetted tub, a walk-in closet, and an additional 4-piece family bath. The lower level is finished to perfection, offering a fourth bedroom, another full bathroom, a recreation room, and a media area, providing ample space for everyone. Designed for comfort and convenience, this home also features main floor laundry and raised dining areas. The expansive backyard is a park-like retreat, with enough space for a soccer field or outdoor rink, making it a haven for outdoor enthusiasts. Note, too, that with blanket zoning in Calgary, this lot at 9000 sqft holds some promise of what you can do as a redevelopment.Located close to neighbourhood amenities, public transportation, and area schools, this property offers great value and an exceptional lifestyle. Don't miss out on this incredible opportunity to own a spacious, elegant home in a tranguil setting. Your dream home ...

4pc Bathroom 6.58 Ft x 9.58 Ft 4pc Bathroom 8.42 Ft x 6.58 Ft Bedroom 10.25 Ft x 11.83 Ft Bedroom 10.25 Ft x 11.83 Ft Primary Bedroom 18.17 Ft x 16.17 Ft

Other 5.75 Ft x 8.92 Ft

Furnace 8.17 Ft x 14.58 Ft

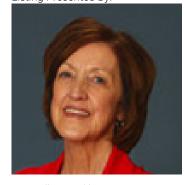
2pc Bathroom 5.08 Ft x 6.25 Ft

Breakfast 8.25 Ft x 13.83 Ft

Dining room 10.75 Ft x 10.33 Ft

Family room 12.17 Ft x 15.50 Ft

Family room 12.17 Ft x 15.50 Ft Foyer 9.08 Ft x 7.67 Ft Listing Presented By:



Originally Listed by: URBAN-REALTY.ca

http://www.conradaglah.com/



REALTY

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4pc Bathroom 11.00 Ft \times 9.75 Ft Bedroom 10.50 Ft \times 14.25 Ft Recreational, Games room 31.00 Ft \times 11.00 Ft

Kitchen 11.75 Ft \times 13.75 Ft Laundry room 7.08 Ft \times 11.25 Ft Living room 10.67 Ft \times 12.67 Ft