



## 303 Royal Birch View Calgary Alberta

\$724,900

Welcome to this beautiful 2-storey home in the sought-after, family-friendly community of Royal Oak! This home offers over 2,500 sqft of developed family space, showcasing a perfect blend of comfort and convenience. Meticulously cared for by the original owners, this home is ready to welcome you. Nestled on a quiet street ending in a cul-de-sac, park and playground and backing onto a serene environmental reserve, this home provides a peaceful oasis with picturesque views. Upon entry, you are welcomed by a spacious foyer that leads into an open floor plan featuring exotic Brazilian cherry hardwood in the living room and stylish tile flooring in the kitchen, dining areas and the convenient main floor laundry. The beautifully renovated (2020) classic white kitchen boasts quartz countertops, stainless steel appliances, ample cabinetry, a closet style pantry, and an additional closet, offering plenty of storage space. This kitchen flows effortlessly into the bright dining area, which opens onto an oversized 336 sqft deck -renovated in 2015- perfect for entertaining or simply enjoying the tranquil backyard that backs onto the reserve. The living room, with its expansive south-facing window, fills the space with an abundance of natural light, creating an inviting and warm atmosphere. The main floor also includes convenient laundry and brand-new zebra blinds for a touch of modern elegance. Upstairs, the spacious bonus room awaits, complete with a cozy corner fireplace and a charming nook with a built-in desk and shelves, ideal for a small home office or study area. This design smartly separates social and private spaces, making it perfect for family living. Both of the upper-level bathrooms were tastefully remodeled in 2020. The fully finished basement extends the living area with a 4th bedroom and a 3-piece bathroom, perfect for guests or additional family space. This are...

Bedroom 9.08 Ft x 13.08 Ft  
Recreational, Games room 25.92 Ft x 22.83 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Foyer 8.83 Ft x 5.58 Ft  
Other 11.67 Ft x 20.00 Ft  
Laundry room .00 Ft x .00 Ft

Living room 15.50 Ft x 20.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 11.67 Ft x 15.42 Ft  
Bedroom 9.58 Ft x 12.42 Ft  
Bedroom 11.00 Ft x 8.92 Ft

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Listing Presented By:



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2pc Bathroom .00 Ft x .00 Ft

Bonus Room 19.00 Ft x 15.50 Ft