



101 Royal Birch Mews Calgary Alberta

\$589,900

Waiting for deposit but this Property is now pending till July 8th. Welcome to this stunning and spacious bungalow, perfectly situated on a massive corner lot in the highly sought-after and family-friendly community of Royal Oak. This rare gem features a double front-attached garage and an expansive concrete parking pad that can easily accommodate up to four vehicles, including RV parking—a true bonus in any Calgary neighborhood. The home boasts a thoughtfully designed layout with vaulted ceilings, four full bathrooms, and a large backyard, offering ample space for entertaining, gardening, or simply relaxing in privacy. Inside, the main floor welcomes you with an open-concept living space, highlighted by a cozy gas fireplace and beautiful vaulted ceilings that enhance the sense of space and light. The kitchen is spacious and functional, featuring plenty of cabinetry and counter space, and flows seamlessly into a dedicated dining area. This level also includes two generously sized bedrooms, including a primary suite complete with a private ensuite and a walk-in closet for added comfort. Downstairs, the illegal basement suite offers incredible flexibility and value. With its own separate entrance, this level includes a full kitchen, a large living area, a massive bedroom with ensuite, a den or office space, another full bathroom, and separate laundry facilities—perfect for extended family, guests, or potential rental income. This beautifully maintained property offers a blend of space, convenience, and versatility in a vibrant community close to parks, schools, shopping, and public transit. Don't miss your chance to own a rare bungalow on one of the best lots in Royal Oak! (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft
Other 24.75 Ft x 10.75 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Laundry room 3.00 Ft x 6.08 Ft
Bedroom 8.42 Ft x 14.75 Ft
Other 9.50 Ft x 9.42 Ft
Dining room 8.83 Ft x 11.33 Ft

Bedroom 9.67 Ft x 11.25 Ft
4pc Bathroom 8.83 Ft x 8.50 Ft
Other 9.00 Ft x 14.33 Ft
Primary Bedroom 11.08 Ft x 12.92 Ft
Living room 14.92 Ft x 10.92 Ft
4pc Bathroom 4.92 Ft x 8.67 Ft
Other 8.75 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:
Grand Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca