



## 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 tranquil 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

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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

Foyer 9.08 Ft x 7.67 Ft

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

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4pc Bathroom	11.00 Ft x 9.75 Ft	Kitchen	11.75 Ft x 13.75 Ft
Bedroom	10.50 Ft x 14.25 Ft	Laundry room	7.08 Ft x 11.25 Ft
Recreational, Games room	31.00 Ft x 11.00 Ft	Living room	10.67 Ft x 12.67 Ft