



117 Royal Birch View Calgary Alberta

\$799,000

Location, Location, Location! This home is ideally situated at the end of a quiet cul-de-sac, offering both tranquility and convenience. Within walking distance, you'll find the William D. Pratt School, local playgrounds, and the Rocky Ridge YMCA. Commuting is a breeze with quick access to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail. Step into this stunning residence nestled in the highly sought-after community of Royal Oak. Boasting 4 spacious bedrooms, 3 full bathrooms, and 1 half bathroom, this home offers a generous 2,800 square feet of total living space, with 2,070 square feet above ground. As you enter, you'll be greeted by an abundance of natural light streaming through the oversized windows, many updates like the band-new roofing Asphalt Shingle 2025, the brand-new vinyl plank flooring 2025, and fresh paint that adorn the entire above-ground level. The open-concept layout and thoughtful design make excellent use of the space, creating a warm and inviting atmosphere. Upstairs, you'll discover a spacious bonus room, complete with elegant wainscoting and large windows that offer beautiful views. Three generously sized bedrooms provide ample space for family or guests, ensuring comfort and privacy for everyone. The fully finished basement is an entertainer's dream, featuring a wet bar with countertop, a large recreation area, a fourth bedroom with storage space/closet, and a full bathroom. Combining modern updates, a functional layout, and an unbeatable location, this home is the perfect place to start your next chapter in Royal Oak. Don't miss the opportunity to make this beautiful house your forever home! (id:6769)

Kitchen 18.33 Ft x 9.00 Ft

Recreational, Games room 16.00 Ft x 11.75 Ft

Furnace 10.17 Ft x 7.17 Ft

Bedroom 14.42 Ft x 11.00 Ft

4pc Bathroom 7.00 Ft x 5.00 Ft

Living room 18.08 Ft x 17.92 Ft

Other 18.08 Ft x 13.00 Ft

Foyer 8.83 Ft x 6.42 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Pantry 4.08 Ft x 3.58 Ft

Bonus Room 18.92 Ft x 14.42 Ft

Primary Bedroom 14.17 Ft x 11.58 Ft

Bedroom 11.17 Ft x 11.17 Ft

Bedroom 11.67 Ft x 11.00 Ft

Other 10.25 Ft x 5.33 Ft

4pc Bathroom 11.25 Ft x 10.25 Ft

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Listing Presented By:



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Laundry room 8.67 Ft x 5.42 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft