



# 13 Royal Birch Park Calgary Alberta

\$929,900

**\*\*OPEN HOUSE SATURDAY 1-4PM\*\*** Welcome to this stunning, fully renovated two-story gem nestled in the highly sought-after community of Royal Oak. Situated on a quiet, family friendly street, this immaculate home offers a perfect blend of luxury, comfort, and functionality—ideal for modern families seeking space, style, and serenity. Boasting over 2,700 sq.ft. of beautifully finished living space, this home features 3 spacious bedrooms upstairs, a versatile bonus room, and a fully finished basement that includes a 4th bedroom, bathroom, and a large recreation area perfect for guests, a home office, or a teen retreat. From the moment you step inside, you'll be captivated by the thoughtful craftsmanship, designer finishes, modern colour palette and the luxury finishes throughout. The open-concept main floor showcases wide-plank hardwood flooring, elegant lighting fixtures, and large windows that flood the space with natural light. The gourmet kitchen is a true showstopper, complete with custom cabinetry, quartz countertops, a center island with seating, and premium stainless steel appliances—designed for both entertaining and everyday living. The generous living room is big, bright and yet provides a feeling of intimacy with a beautiful fireplace and comfortable space. Don't miss the trendy front office and unique passage way connecting one part of the house to the other. Upstairs, you'll find a generous primary suite with a walk-in closet and a spa-like ensuite all over looking a private feeling green space. Two additional bedrooms, a full bathroom, and a bright, airy bonus room offer plenty of space for a growing family. A perfectly placed upper floor laundry finishes off this exceptional 2nd floor living space. The fully developed basement provides even more room to live and play, with a spacious rec room, 4th bedroom, a bath, and ample storage space. One of the ...

3pc Bathroom Measurements not available

Office 10.83 Ft x 10.25 Ft

Recreational, Games room 23.17 Ft x 24.33 Ft

2pc Bathroom Measurements not available

Dining room 11.92 Ft x 8.50 Ft

Kitchen 11.83 Ft x 12.42 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10.83 Ft x 10.08 Ft

Bedroom 10.92 Ft x 9.25 Ft

Laundry room 5.42 Ft x 9.25 Ft

Loft 14.50 Ft x 14.83 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.burrisrealestate.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Living room 13.08 Ft x 16.83 Ft

Primary Bedroom 13.42 Ft x 15.92 Ft

Office 8.42 Ft x 12.83 Ft