



# 160 Royal Birch Circle Calgary Alberta

\$649,900

Walking distance to schools, neighbourhood parks & winding ravines is this beautifully updated home in the popular family community of Royal Oak. Built by Morrison Homes, this sun-drenched two storey enjoys a total of 3 bedrooms & 3.5 bathrooms, cool relaxing central air, maple kitchen with quartz counters & park-like South backyard with mature trees & extensive gardens. Available for quick possession, this fully finished home has a wonderful open floorplan featuring warm & airy living room with refinished hardwood floors, bright dining room with new door (2021) to the huge South-facing deck & stylish kitchen with undercabinet lighting & walk-in pantry, new quartz counters & sink (2023), Bosch dishwasher & white appliances. Upstairs there are 3 fantastic bedrooms & 2 full baths; the primary bedroom has a great-sized walk-in closet with organizers & renovated ensuite with heated floors, glass block window & shower. The walkout level - with laminate floors, is finished with a smashing rec room with large closet & full bathroom with tile floors. The backyard is your own private park complete with covered exposed concrete patio, shrubs, hardy perennials & fruit/vegetable gardens featuring Saskatoon berries, rhubarb & haskap berries. Additional extras include the main floor laundry with Kenmore washer & dryer, lowE windows with solar film, knockdown ceilings & bullnose corners, built-in ceiling speakers on all 3 levels, partial mountain views to the South, updated faucets & 2 car garage with water tap & floor drain. New furnace (2023) & hot water tank (2021). Both the Royal Oak (K-4) & William D. Pratt (5-9) schools are just minutes from your front door. With its prime location close to the Royal Oak Shopping Centre & Shane Homes YMCA, & easy access to Crowchild/Stoney Trails & Tuscany LRT, everything you've been searching for in your new home is right here ready & wait...

4pc Bathroom Measurements not available  
Recreational, Games room 21.83 Ft x 21.83 Ft  
2pc Bathroom Measurements not available  
Living room 12.42 Ft x 12.33 Ft  
Dining room 12.42 Ft x 10.67 Ft  
Kitchen 11.50 Ft x 10.67 Ft

Laundry room 5.33 Ft x 5.25 Ft  
4pc Bathroom Measurements not available  
3pc Bathroom Measurements not available  
Primary Bedroom 13.75 Ft x 12.33 Ft  
Bedroom 11.08 Ft x 9.25 Ft  
Bedroom 10.75 Ft x 10.50 Ft

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Listing Presented By:



Originally Listed by:  
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