



170 Royal Birkdale Crescent Calgary Alberta

\$1,350,000

Imagine coming home to a sanctuary that offers breathtaking ravine and mountain views while providing every amenity a growing family could desire. Step inside, and those views become the backdrop to an impeccably designed home that invites you to live, gather, and create memories. Extensive hardwood floors lead you through an inviting layout designed for modern family living. The family room immediately draws you in with its impressive 18-foot windows and cozy fireplace, creating a space that balances openness with warmth. Built-in shelving adds both function and character to this welcoming gathering space. The kitchen is a true showstopper, having undergone a significant renovation. A massive granite island becomes the natural centrepiece, perfect for casual meals or entertaining. Rich raised-panel cabinets, an elegant subway tile backsplash, and carefully placed stainless steel appliances speak to both form and function. The walk-through pantry - finished with cherry cabinets and pull-outs - connects seamlessly to a mudroom with custom storage. Upstairs, three bedrooms offer comfortable living. The primary suite is a true retreat, featuring a large window overlooking the ravine with views that never grow old. The ensuite bathroom provides individual counters and sinks, a spacious shower, and a relaxing jetted tub. A bonus room with a half-wall overlooking the foyer offers additional flexible living space. The walkout basement expands your living possibilities. A large rec room with a second fireplace provides the perfect space to unwind, work out, or enjoy movie nights. Two additional large bedrooms and a full bathroom complete this lower level, making it ideal for teens, guests, or extended family. Outside, the thoughtfully terraced backyard creates multiple living spaces. A sheltered fire pit area invites evening gatherings, while a back gate opens to a walking path...

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 14.58 Ft x 12.33 Ft

Bedroom 14.08 Ft x 14.17 Ft

Recreational, Games room 16.67 Ft x 20.17 Ft

Furnace 12.67 Ft x 17.33 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 7.33 Ft x 8.58 Ft

Office 13.83 Ft x 11.75 Ft

Pantry 6.50 Ft x 8.00 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

6pc Bathroom 12.42 Ft x 12.25 Ft

Bedroom 13.08 Ft x 13.75 Ft

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Listing Presented By:



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Dining room 15.25 Ft x 8.08 Ft
Kitchen 15.33 Ft x 16.00 Ft
Laundry room 8.25 Ft x 5.67 Ft
Living room 16.75 Ft x 15.50 Ft

Bedroom 14.17 Ft x 10.92 Ft
Bonus Room 18.00 Ft x 13.83 Ft
Primary Bedroom 16.00 Ft x 19.83 Ft