



226 Royal Birch View Calgary Alberta

\$955,000

Welcome to this stunning home nestled in a tranquil cul-de-sac, backing onto a lush green space, offering unmatched privacy and serenity. Situated on a spacious lot of over 7,100 sqft, this residence seamlessly combines comfort with elegance, flooded with abundant natural light throughout. The inviting entryway features a beautiful arched front door with decorative stained glass windows, leading into a welcoming space with a transition from a tiled foyer to warm, honey-tone hardwood flooring that enhances the home's natural lighting. The interior boasts a modern open-concept living area centered around a stunning fireplace set against a stylish stone accent wall—ideal for cozy gatherings. Decorative recessed lighting in the ceiling and elegant wall sconces along the side walls provide warm ambient illumination, creating a cozy and inviting atmosphere. Large windows throughout flood the space with sunlight and showcase scenic views of the surrounding greenery. The sleek kitchen is a chef's dream, featuring a gas stove with two ovens, rich, dark wood cabinetry, black granite countertops, and stainless steel appliances, including a side-by-side refrigerator—perfect for cooking and entertaining. Designed for year-round comfort, the home features in-floor heating. The walkout basement offers two spacious bedrooms, each bright and large with ample closet space, and large windows that flood the space with natural light, along with a decorative fireplace that adds warmth and charm. The main floor features a generous master bedroom designed as a peaceful retreat. An elegant curved staircase with a polished wooden handrail and decorative metal balusters adds a sophisticated touch and connects the lower level to the upper. Additional large windows throughout the home fill the space with natural sunlight, creating a lively, cheerful ambiance. This property offers an ideal blend...

4pc Bathroom Measurements not available

Bedroom 13.67 Ft x 15.25 Ft

Bedroom 11.75 Ft x 15.42 Ft

Other 15.00 Ft x 17.17 Ft

Recreational, Games room 24.00 Ft x 31.58 Ft

Furnace 9.50 Ft x 13.92 Ft

Kitchen 10.00 Ft x 16.67 Ft

Dining room 11.58 Ft x 12.25 Ft

Living room 15.50 Ft x 28.33 Ft

Primary Bedroom 14.33 Ft x 18.42 Ft

5pc Bathroom Measurements not available

2pc Bathroom Measurements not available

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Listing Presented By:



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Office 11.42 Ft x 13.50 Ft

Laundry room 6.50 Ft x 8.50 Ft