



## 240 Royal Birch Mews Calgary Alberta

\$719,800

Book a Showing today! Spotlessly clean Mint condition. Four bedrooms upper level & one bedroom in lower level. Quiet cul-d-sac in the popular Royal Oak. Large entry leads to main floor open concept plan featuring a flex room, formal dining room, large kitchen with open nook area and adjacent family room with gas fireplace. Kitchen has ample maple cabinets & granite counters. Main floor has 9'ceilings along with New hardwood floors. Upper level features three good size bedrooms, plus a huge master bedroom with walk-in closet and executive master 5 piece en suite, duel sinks, corner jetted tub, tiled floor and separate over sized shower. Fully developed basement with family room, bedroom, full 4 piece bathroom and utility room. Beautiful landscaped yard. Private cull-da-sac with green space for your pleasure. Close to schools and shopping it is Move in ready, Call today! (id:6769)

Primary Bedroom 15.08 Ft x 14.08 Ft

Bedroom 9.50 Ft x 10.92 Ft

Bedroom 11.67 Ft x 10.25 Ft

Bedroom 11.67 Ft x 13.00 Ft

5pc Bathroom 10.50 Ft x 14.67 Ft

4pc Bathroom 6.42 Ft x 7.50 Ft

Other 5.17 Ft x 7.58 Ft

4pc Bathroom 7.58 Ft x 10.00 Ft

Bedroom 12.00 Ft x 12.50 Ft

Family room 13.50 Ft x 23.92 Ft

Living room 15.00 Ft x 12.50 Ft

Other 10.00 Ft x 9.25 Ft

Kitchen 10.58 Ft x 8.58 Ft

Dining room 9.92 Ft x 13.83 Ft

Family room 12.58 Ft x 9.25 Ft

Other 6.17 Ft x 6.83 Ft

2pc Bathroom 6.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS



**Real Estate Professionals Inc.**

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