



## 242 Royal Birkdale Crescent Calgary Alberta

\$949,900

Imagine your perfect home & what do you see? Space for both entertaining & family living? Bedrooms for all the kids? Walking distance to schools? How about central air? Well...look no further because you've just found your perfect home in this beautifully appointed two storey walkout in the popular Northwest Calgary community of Royal Oak, in this prime location backing onto a stormwater pond & walking distance to 2 schools. Offering a total of 5 bedrooms & rich hardwood floors, this mint condition home enjoys a fantastic family-friendly floorplan featuring a sun-drenched living room with 18ft ceilings & fireplace, great-sized flex room...ideal as a sitting room or home office, spacious dining room with an expanse of windows & maple kitchen with granite counters, centre island with raised bar & upgraded stainless steel appliances including GE gas stove/convection oven, new LG dishwasher (2024), instant hot water & Jenn-Air fridge. Total of 4 bedrooms & 2 bathrooms up highlighted by the relaxing owners' retreat with views of the pond, walk-in closet & jetted tub ensuite with separate shower & double vanities. The professionally developed walkout level is beautifully finished with a 5th bedroom with Murphy bed, bathroom with heated tile floors & glass steam shower with body jets, rec room with fireplace & games area with granite-topped wet bar complete with Subzero bar fridge. There's also a walkthrough pantry & laundry room with washer & dryer (including a Samsung washer), built-in ceiling speakers in the walkout level, oversized garage with shelving & new door (2025), remote-controlled blinds in the dining room, roughed-in central vacuum system, new carpets (2021) on the 2nd floor, exterior Gemstone lighting & full-width balcony (with gas BBQ line) where you can sit back, relax & take in the wide open views of the pond, mountains & Canada Olympic Park. The fully fe...

5pc Bathroom Measurements not available

Recreational, Games room 24.83 Ft x 23.42 Ft

Bedroom 13.58 Ft x 10.92 Ft

2pc Bathroom Measurements not available

Living room 14.92 Ft x 14.83 Ft

Dining room 19.00 Ft x 11.00 Ft

Laundry room 13.42 Ft x 7.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 16.50 Ft x 13.17 Ft

Bedroom 12.42 Ft x 11.67 Ft

Bedroom 13.67 Ft x 9.25 Ft

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Listing Presented By:



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**Kitchen** 13.08 Ft x 11.17 Ft

**Bedroom** 15.08 Ft x 9.42 Ft

**Other** 15.92 Ft x 14.50 Ft