



# 9 Royal Birch Close Calgary Alberta

\$719,900

Be the first to view this beautiful former showhome by Homes By Us. Located in Royal Oak on this quiet cul-de-sac with plenty of parking, and a finished walk out basement. Walk into this bright, warm sunlit home filled with natural light from the floor to ceiling windows in the living and dining room. The open main floor plan is a great space to entertain family and friends with corner kitchen layout with maple cupboards, a pantry for extra storage and a handy centre island that overlooks the living and dining room. The patio door off the dining room leads out to the solid well built raise deck. There are well placed trees for privacy in the neighbours back yards. Enjoy the 2 fireplaces one in the upper living room and the other in the lower family room with the built-in entertainment center. The 2-piece bathroom and a laundry mud room are just off the oversized insulated double garage. The upper and lower levels features new carpeting and the home has been newly painted throughout. The master bedroom with a full en-suite, jetted tub, separate shower and large walk-in closet. The other two bedrooms have a second full bath that completes the upper level. Moving your way downstairs to the fully finished basement, you have the large family room that walks out on the backyard. The 4th bedroom/office with another walk in closet, a full bathroom and storage room finishes off the professionally developed basement by the builder. The yard has a solid cedar fenced backyard, low maintenance landscaping with new cedar chips and great drainage, never any issues. Enjoy your new home in a great community with friendly neighbours, on a quiet street, close to parks, playground, and shopping. Less than 5 minute drive to elementary schools, Junior high schools and 12 minutes go to high schools. Quick access to Mountains and is 7 minutes to Shane YMCA!! Call your favourite Realto...

Primary Bedroom 14.75 Ft x 13.83 Ft  
 Bedroom 13.58 Ft x 12.25 Ft  
 Bedroom 12.50 Ft x 11.58 Ft  
 4pc Bathroom 9.83 Ft x 11.58 Ft  
 4pc Bathroom 4.83 Ft x 8.92 Ft  
 Family room 17.25 Ft x 19.50 Ft

Storage 6.42 Ft x 9.50 Ft  
 Kitchen 15.92 Ft x 14.25 Ft  
 Living room 15.00 Ft x 18.00 Ft  
 Dining room 15.92 Ft x 5.67 Ft  
 Foyer 12.25 Ft x 7.92 Ft  
 Laundry room 6.58 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

<http://www.craigsimsyyc.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 9.83 Ft x 15.50 Ft

2pc Bathroom 5.25 Ft x 6.00 Ft

4pc Bathroom 8.08 Ft x 9.42 Ft