



96 Royal Birch Crescent Calgary Alberta

\$764,900

** Please click on "Videos" for 3D tour ** SUPER RARE location - backing onto a park with access from your back gate! This fully developed 2 storey home sits on a super quiet street and features: 3 good sized bedrooms, 2.5 bathrooms, over 2800 sq ft developed, granite counters, large bonus room, U/G sprinklers, massive deck, shed, basement includes rough-in home theater, greenhouse, 9 ft main floor ceilings, SS appliances, insulated/drywalled double attached garage with 3- 240V sockets and much more! Location can't be beat - backing onto park, whisper quiet cul-de-sac, close to all schools & amenities and very easy access to Stoney Trail/Deerfoot Trail/Crowchild Trail! Vacant, clean and ready for new owners! (id:6769)

Recreational, Games room 24.67 Ft x 13.92 Ft

Storage 10.58 Ft x 9.50 Ft

Furnace 9.50 Ft x 5.42 Ft

Living room 15.00 Ft x 12.00 Ft

Kitchen 16.92 Ft x 10.00 Ft

Dining room 9.00 Ft x 9.00 Ft

Laundry room 6.75 Ft x 5.83 Ft

2pc Bathroom 6.75 Ft x 5.00 Ft

Bonus Room 18.92 Ft x 13.08 Ft

Primary Bedroom 12.92 Ft x 11.92 Ft

5pc Bathroom 11.92 Ft x 7.42 Ft

Bedroom 10.92 Ft x 10.42 Ft

Bedroom 10.92 Ft x 10.42 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Listing Presented By:



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