



# 106 Royal Birch Gardens Calgary Alberta

\$749,900

\*\*\*RARE OPPORTUNITY TO OWN POSSIBLY THE LARGEST LOT IN ROYAL OAK\*\*\*OPEN HOUSE SAT. JAN 4 ...1-3 PM & SUN. JAN 5... 1-3 PM.....This beautiful home is situated on a massive pie lot located in the heart of Royal Oak and has been thoughtfully updated. With over 2300 sq ft of developed space it features 3+1 beds/3.5 bath with a huge bonus room with vaulted ceiling and fully developed basement. Walk in and you will see it has a large entry way that leads to the updated kitchen that is complete with a large island, granite counter tops, stainless steel appliances , corner pantry along with adjacent generous sized dining nook. The open main floor plan also features a large living room area with huge window pouring in lots of natural light. The main floor also has a 2 piece bath and laundry as well. Upstairs, you will find a very large bonus room area with corner gas fireplace, a good sized master bedroom with 4-piece ensuite and walk-in closet and two other additional bedrooms that share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room that features a beautiful built-in Murphy Bed with built-in shelving & cabinets beside, an additional 4-piece bathroom, 4th bedroom and ample storage The private, spacious backyard is literally a park-like setting - it offers plenty of room to kick a ball, let the dog play, or sit around the fire pit and enjoy this unique back yard that has an assortment of beautiful trees. It also has a large deck that features a beautiful Pergola, 2 outdoor sheds (one with power), garden area with already built in garden boxes and greenhouse. Upgrades include: Central Air (2022), shingles (2017), This home has a combination of gorgeous hardwood & Engineered Hardwood flooring, LVP, Carpet and Tile. There is a double attached insulated garage for your parking needs. Please note: Some images have been virtually staged. CAL...

4pc Bathroom 7.67 Ft x 5.08 Ft

4pc Bathroom 4.92 Ft x 7.25 Ft

Bedroom 12.92 Ft x 12.58 Ft

Bedroom 9.50 Ft x 9.67 Ft

Family room 13.83 Ft x 13.83 Ft

Primary Bedroom 13.83 Ft x 11.83 Ft

Recreational, Games room 11.50 Ft x 14.42 Ft

Furnace 8.08 Ft x 9.58 Ft

2pc Bathroom 6.75 Ft x 5.00 Ft

Dining room 10.92 Ft x 8.00 Ft

Foyer 6.17 Ft x 9.42 Ft

Kitchen 13.83 Ft x 11.17 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 11.83 Ft x 14.42 Ft

Laundry room 7.33 Ft x 7.50 Ft

Living room 14.00 Ft x 12.58 Ft