



## 114 Royal Birkdale Crescent Calgary Alberta

\$874,000

Tucked away on a peaceful cul-de-sac in the highly desirable community of Royal Oak, this beautifully customized home offers a rare ravine-backing location overlooking Royal Oak Natural Ravine Park. Enjoy direct access to walking paths, nearby playgrounds, scenic nature trails, and breathtaking mountain views. No neighbors behind you only nature, trees and peaceful surroundings. With almost 2,700 sq. ft. on the top 2 levels of thoughtfully designed living space, this home features a bright, open-concept layout enhanced by extensive real oak finishes throughout. This home is bigger than average in every aspect and is ready for a big family to call home. The kitchen is ideal for both everyday living and entertaining, highlighted by a generous raised island that comfortably seats six, abundant oak cabinetry with added height, expansive counter space. The dining area easily accommodates large family gatherings. A striking two-way, see-through gas fireplace creates warmth and ambiance between the living room and adjacent den/office. The functional walk-through pantry connects to a well-appointed laundry room with sink and vanity and provides convenient access to the oversized double & 1/2 attached garage. Most garages will barely hold 2 vehicles. This one will do the job and have space left over. Soaring ceilings welcome you at the front entry, complemented by a split oak staircase leading upstairs. One wing hosts three generously (Huge) sized bedrooms, while the opposite side features a spacious bonus room designed as a home theatre with blackout window coverings and built-in speaker wiring. Custom storage systems enhance the primary walk-in closet and an additional bedroom. The primary suite easily accommodates a king-size bed and sitting area and is complete with a luxurious five-piece ensuite featuring a soaker tub and walk-in shower. You should see the view from al...

Bonus Room 19.00 Ft x 14.42 Ft

Bedroom 14.42 Ft x 11.50 Ft

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4pc Bathroom 8.92 Ft x 6.58 Ft

Primary Bedroom 18.67 Ft x 14.00 Ft

Other 6.58 Ft x 7.25 Ft

Dining room 18.50 Ft x 8.08 Ft

Eat in kitchen 18.50 Ft x 14.33 Ft

Living room 14.58 Ft x 17.25 Ft

Pantry 9.17 Ft x 6.83 Ft

Laundry room 11.42 Ft x 9.83 Ft

2pc Bathroom 7.83 Ft x 5.33 Ft

Listing Presented By:



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Stonemere Real Estate Solutions

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5pc Bathroom 13.92 Ft x 9.17 Ft

Other 36.08 Ft x 31.92 Ft

Other 13.08 Ft x 14.08 Ft

Other 9.00 Ft x 6.00 Ft

Other 13.50 Ft x 5.58 Ft

Den 13.92 Ft x 9.83 Ft