



# 123 Royal Birch Manor Calgary Alberta

\$699,000

\*\*\*ROYAL OAK GEM BACKING ONTO PARK\*\*\* Open house on Saturday, June 29\*\*\*Discover this stunning bi-level home boasting over 2300 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways. Key features include:- Extensive renovations in 2011, featuring dark hardwood floors, stainless steel appliances, upgraded lighting, and modern kitchen and bathroom decor.- New roof shingles installed in 2014.- Total of 5 bedrooms and 3 full bathrooms.- Spacious wooden deck with a fenced yard.- Fully finished basement, complete with permits. This move-in-ready home is a true delight to show. Your family will enjoy its splendor for years to come. Don't miss out on this exceptional opportunity! (id:6769)

Furnace 8.75 Ft x 7.67 Ft  
Bedroom 15.92 Ft x 9.00 Ft  
Family room 21.42 Ft x 11.83 Ft  
Bedroom 15.92 Ft x 10.08 Ft  
4pc Bathroom 5.58 Ft x 11.42 Ft  
Laundry room 11.67 Ft x 9.42 Ft  
4pc Bathroom 4.92 Ft x 7.10 Ft  
Primary Bedroom 14.00 Ft x 11.00 Ft

Other 6.50 Ft x 5.00 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft  
Bedroom 8.00 Ft x 11.83 Ft  
Bedroom 10.08 Ft x 12.00 Ft  
Dining room 9.83 Ft x 8.67 Ft  
Kitchen 11.67 Ft x 12.33 Ft  
Living room 19.58 Ft x 9.00 Ft  
Other 6.50 Ft x 8.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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