

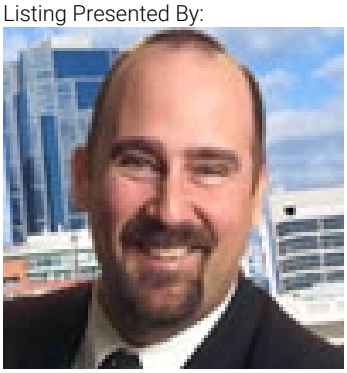
202 Royal Birch Heath Calgary Alberta

$645,000

Welcome to this fully developed two-storey home, ideally situated on a quiet cul-de-sac in the highly desirable community of Royal Oak. Backing onto a peaceful reserve area, this home offers a wonderful combination of comfort, functionality, and privacy. The main floor features a spacious and inviting living room highlighted by a cozy corner fireplace. The kitchen is complete with granite countertops and offers plenty of space for everyday living and entertaining, along with a convenient walkthrough pantry providing direct access between the kitchen and the garage. Upstairs, you will find three bedrooms, including a spacious primary bedroom with a walk-in closet and a full ensuite featuring a relaxing corner soaker tub. Two additional bedrooms provide comfortable space for family members or guests. The upper level also features a large bonus room with vaulted ceilings, creating a bright and open space for family gatherings or relaxation. The fully developed basement adds even more living space with a huge recreation room, perfect for a home theatre, games room, fitness area, or family entertainment space. For added peace of mind, the home has also benefited from recent mechanical updates, including a furnace replaced in October 2022 and a hot water tank replaced in March 2022. Step outside to enjoy the fully landscaped and fenced backyard, complete with a generous 14' x 14' cedar deck. With the added privacy of backing onto a reserve area, this is a wonderful space to relax and enjoy the outdoors. Located in the sought-after community of Royal Oak and close to parks, pathways, schools, shopping, and everyday amenities, this home offers an exceptional opportunity for families looking for space, comfort, and a fantastic location. Don't miss your opportunity to make this beautiful home yours! (id:6769)

Recreational, Games room 24.25 Ft x 27.42 Ft
2pc Bathroom 7.17 Ft x 3.17 Ft
Dining room 12.50 Ft x 6.75 Ft
Foyer 6.58 Ft x 6.92 Ft
Kitchen 18.17 Ft x 10.83 Ft
Living room 13.00 Ft x 16.00 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft
4pc Bathroom 12.00 Ft x 10.08 Ft
Bedroom 11.42 Ft x 9.08 Ft
Bedroom 10.00 Ft x 11.67 Ft
Family room 10.58 Ft x 12.08 Ft
Office 8.25 Ft x 12.00 Ft

Listing Presented By:



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Other 8.75 Ft x 9.00 Ft

Primary Bedroom 13.67 Ft x 14.50 Ft