

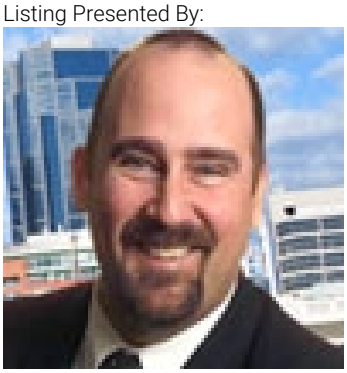
211 Royal Birch Way Calgary Alberta

$890,000

BACKING GREEN SPACE | 2,509 SQ. FT. | RENOVATED KITCHEN | MAIN-FLOOR OFFICE | FINISHED BASEMENT | Room for everyone to spread out, with green space just beyond your backyard. On a quiet street in Royal Oak, this home gives you generous bedrooms, a dedicated office and several places to gather, along with no rear neighbours and direct access to the pathways. After dinner, you can head out for a walk or stay on the deck and enjoy the open view. South sunlight fills the tall entrance, and the bright feel continues through the main floor with nine-foot ceilings, hardwood and tile flooring. The office sits at the front of the home, while a formal dining room gives you room to bring everyone together for dinner. For everyday meals, there's a breakfast nook with a tall ceiling and windows overlooking the backyard. The recently renovated kitchen is a place you can cook and catch up at the same time. Pull up a stool at the large quartz island while dinner is coming together. White cabinetry, a custom hood fan and quartz countertops are paired with a pantry and pull-out drawers, so there's plenty of storage within easy reach. The adjoining family room has a gas fireplace, and main-floor laundry, a powder room and direct access to the double attached garage complete this level. Upstairs, all three bedrooms are large and each has a walk-in closet. The primary bedroom has something a little different: a bright, raised sitting area with partial mountain views. You could settle in with a book here before starting your day. There's also a spacious five-piece ensuite, with another full bathroom serving the other two bedrooms. Downstairs, the finished basement has a large recreation room, custom bar and gym space. You have room for movie nights, a workout or having friends over, plus a separate storage and hobby room for the things you'd rather leave set up. A two-piece bathroom sav...

Recreational, Games room 13.42 Ft x 29.92 Ft
Exercise room 10.00 Ft x 6.83 Ft
Storage 19.58 Ft x 18.42 Ft
2pc Bathroom 6.00 Ft x 5.50 Ft
Living room 19.00 Ft x 14.50 Ft
Dining room 15.33 Ft x 11.83 Ft
Office 9.58 Ft x 10.67 Ft
Laundry room 10.08 Ft x 6.58 Ft
2pc Bathroom 7.58 Ft x 4.50 Ft
Primary Bedroom 13.67 Ft x 17.50 Ft
5pc Bathroom 11.17 Ft x 13.17 Ft
Bedroom 14.08 Ft x 10.67 Ft

Listing Presented By:



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Kitchen 14.25 Ft x 16.92 Ft

Breakfast 8.83 Ft x 12.00 Ft

Bedroom 10.92 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft