



## 230 Royal Birch View Calgary Alberta

\$1,900,000

A rare opportunity to own a custom built ultra luxury residence by Ashmore Homes, ideally located on a cul de sac in one of the northwest's most prestigious and well connected communities. This exceptional home is defined by superior craftsmanship and attention to detail, featuring imported Italian marble, refined gold accents, heavy high quality wooden doors, and premium materials throughout. The home offers soaring high ceilings on both main and upper levels, along with impressive 10 foot ceilings in the fully developed basement, creating a sense of scale and openness at every level. With eight spacious bedrooms and seven full bathrooms, each bedroom includes its own private ensuite and walk in closet, delivering hotel level comfort and privacy. The primary suite is a private retreat with stunning downtown views, while the basement includes additional bedrooms and is designed for flexible use, including the potential for a private separate suite. Complete privacy with no visible neighbors. (id:6769)

Living room 22.58 Ft x 19.75 Ft

Kitchen 7.25 Ft x 13.25 Ft

Dining room 13.08 Ft x 8.92 Ft

4pc Bathroom 10.00 Ft x 4.83 Ft

Furnace 13.58 Ft x 6.17 Ft

Primary Bedroom 15.58 Ft x 10.33 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Bedroom 15.75 Ft x 10.08 Ft

Bedroom 11.83 Ft x 12.75 Ft

Living room 14.67 Ft x 12.17 Ft

2pc Bathroom 7.08 Ft x 4.92 Ft

3pc Bathroom 9.92 Ft x 5.00 Ft

Primary Bedroom 13.50 Ft x 10.17 Ft

Office 8.83 Ft x 9.08 Ft

Kitchen 15.17 Ft x 12.83 Ft

Other 14.67 Ft x 6.33 Ft

Living room/Dining room 20.42 Ft x 15.00 Ft

Primary Bedroom 16.92 Ft x 16.08 Ft

5pc Bathroom 7.58 Ft x 17.50 Ft

Listing Presented By:



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TREC The Real Estate Company

**RE/MAX Realty Professionals**

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