



29 Royal Birkdale Drive Calgary Alberta

\$1,100,000

Exceptional 5-bedroom Cedarglen home with a custom theatre room and fully finished basement, ideally located across from a green space and grade 5-9 middle school – a perfect setting for growing families. The main floor features a bright, functional layout designed for both everyday living and entertaining. Rich hardwood flooring flows throughout the level, complemented by a welcoming great room with a cozy gas fireplace. The kitchen is thoughtfully designed with ceiling-height cabinetry, granite countertops, stainless steel appliances (including a Samsung Smart Refrigerator), a tile backsplash, under-cabinet lighting, and a corner pantry. A large island with breakfast bar seating provides plenty of prep and gathering space, while the adjacent dining area is filled with natural light and opens to the rear deck through sliding patio doors. A private main floor office with French doors offers a quiet work-from-home option, and the mudroom and powder room add convenience for busy households. Upstairs, the spacious bonus room has been customized as a theatre room with tiered seating, creating the perfect space for movie nights, watching the big game or ultimate gaming sessions. The upper level also includes three well-sized bedrooms, a full main bathroom, and a laundry room with built-in cabinetry and sink. The primary suite offers a relaxing retreat with a walk-in closet and a well-appointed ensuite featuring double sinks, a deep soaker tub, and a separate shower. The fully finished lower level offers a large open recreation space, perfect for a kids' play area, games room, home gym, or additional family lounge. A fifth bedroom, 3-piece bathroom, and ample storage complete the level. The double attached garage is finished with sleek epoxy flooring, offering both durability and a polished appearance. From here, you'll step directly into the well-designed mudroom, creatin...

Listing Presented By:



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Century 21 Bamber Realty LTD.

RE/MAX Realty Professionals
 #10, 6020 - 1A ST SW , Calgary, AB,
 Phone: 403-259-4141
 darylcarlson@shaw.ca

- Primary Bedroom 14.58 Ft x 14.83 Ft
- Bedroom 20.00 Ft x 13.50 Ft
- Bedroom 12.00 Ft x 14.33 Ft
- Bedroom 10.08 Ft x 10.58 Ft
- Bedroom 12.58 Ft x 10.50 Ft
- 5pc Bathroom 12.00 Ft x 11.00 Ft

- Kitchen 8.58 Ft x 13.17 Ft
- Dining room 12.08 Ft x 11.33 Ft
- Office 13.08 Ft x 10.67 Ft
- Living room 18.50 Ft x 17.17 Ft
- Other 8.42 Ft x 7.17 Ft
- 2pc Bathroom 5.00 Ft x 4.67 Ft

Recreational, Games room 25.92 Ft x 24.08 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 10.58 Ft x 12.00 Ft

Media 20.00 Ft x 13.50 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Laundry room 8.17 Ft x 6.50 Ft

Furnace 15.92 Ft x 8.08 Ft