



# 303 Royal Birch View Calgary Alberta

\$750,000

Welcome to this immaculate 2-storey home in the family friendly community of Royal Oak! Many features have to be highlighted: on a QUIET street, BACKING TO ENVIRONMENTAL RESERVE, picturesque VIEW and peaceful yard, finished basement, convenient main FLOOR LAUNDRY. Upon entering, you'll be greeted by a spacious foyer, open floor plan and exotic Brazilian cherry hardwood floor. The classic white kitchen has been renovated and is equipped with plenty of cabinets, quartz countertops, stainless steel appliances and a walk-in pantry and flows seamlessly into the dining area and living room. The living room features an open space and a huge south facing window letting abundant of morning light. The bright dining area has access to the oversized deck which overlooks the beautiful backyard and provides serenity and quiet backing onto the the reserve. Upstairs you will find a large bonus room with a cozy corner fireplace that is separate from the bedrooms. Both upper 4 pc bathrooms have been tastefully remodeled. The basement is designed for entertainment and more living space and features a 4TH BEDROOM and 3-piece full bathroom. Location! This home is located on a quiet street in a family friendly community close to parks, premier public and private schools, shopping centre, YMCA. New Athletic parks under construction for future use at the Rocky Ridge Athletic Complex! Quick access to major routes and 2km to LRT station. This home is a must-see. Schedule your showing today! (id:6769)

Bedroom 9.08 Ft x 13.08 Ft  
Recreational, Games room 25.92 Ft x 22.83 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Foyer 8.83 Ft x 5.58 Ft  
Other 11.67 Ft x 20.00 Ft  
Laundry room .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft

Living room 15.50 Ft x 20.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 11.67 Ft x 15.42 Ft  
Bedroom 9.58 Ft x 12.42 Ft  
Bedroom 11.00 Ft x 8.92 Ft  
Bonus Room 19.00 Ft x 15.50 Ft

Listing Presented By:



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