



32 Royal Birch Park Calgary Alberta

\$694,900

WELCOME HOME to this 3 bedroom Character Home with a welcoming PORCH that features 2402 square feet on 3 levels! It's been UPDATED and refreshed over the past 2 years, including appliances, It really is MOVE IN READY! This home features 9-foot ceilings, a consistent comfortable air temperature courtesy of AIR CONDITIONING for hot days or a HIGH EFFICIENCY FURNACE for the cold ones. This floor plan's features just make sense! OPEN FLOOR PLAN! The Main-floor- the den is found by the front door, great for anyone working from home, then a spacious great room, and a bright dining area. The kitchen is the true heart of the home, featuring a massive 15-foot layout, a walk-in pantry, and upgraded appliances that are ready for your culinary masterpieces. A 2-piece powder room is discreetly located in the back mud room. And because "move-in ready" should mean ready, the entire home features upgraded lighting throughout. No dark corners or sad, single-bulb rooms here. It's all framed by rich, natural wood window coverings that add a touch of class and, more importantly, privacy when you need it. The Upper Floor: A touch of luxury is found in the primary suite 4'x11' bedroom plus a 9'x5' sitting area, a full ensuite, and a walk-in closet. Full size UPSTAIRS LAUNDRY (with upgraded washer/dryer) is right where the clothes live. No need to haul baskets up and down three flights of stairs. Two other generous bedrooms, and a 4-pc bathroom complete this perfect family level. The basement is fully developed with another (750 sq. ft.) of living space, featuring a massive family room for movie nights, an area for hobbies or crafts, a 2 pc powder room and ample storage for all the things you promise you'll use one day. Step out back into your new happy place, this is a fully landscaped, MAINTENANCE-FREE Outdoor "Oasis" Featuring a stamped concrete patio, and two edible gardens read...

Primary Bedroom 19.00 Ft x 10.92 Ft

5pc Bathroom 7.58 Ft x 9.75 Ft

Other 7.42 Ft x 8.17 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 9.25 Ft x 8.92 Ft

Bedroom 9.33 Ft x 9.92 Ft

Furnace 7.17 Ft x 8.17 Ft

Other 19.58 Ft x 4.67 Ft

Den 9.92 Ft x 8.75 Ft

Dining room 9.17 Ft x 13.00 Ft

Living room 9.75 Ft x 12.33 Ft

Kitchen 11.00 Ft x 16.58 Ft

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Listing Presented By:



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Laundry room	7.58 Ft x 5.50 Ft	Pantry	4.00 Ft x 4.00 Ft
Recreational, Games room	17.50 Ft x 34.08 Ft	2pc Bathroom	3.00 Ft x 8.33 Ft
2pc Bathroom	9.83 Ft x 3.00 Ft		