



42 Royal Birch Terrace Calgary Alberta

\$784,900

Welcome to this stunning home on a quiet street yet walking distance to 2 playgrounds. Great curb appeal as you head up to the covered porch perfect place for a bench. The main floor greets you with newer baseboards & vinyl plank flooring that spans this level. Closet organized with many hooks & storage bench too. Main floor office/flex room is open to provide easy access to watch the kids or maybe this is the play area. The living room features a cozy central fireplace with built-ins surrounding it. Large windows flood the entire main living space with natural light. The gorgeous kitchen has been renovated over time with classic white shaker cabinets including soft close hinges, gorgeous quartz countertops, undermount dual sink with pull out tap & modern backsplash. Stainless steel appliances with fridge & microwave/hoodfan only a few years old & a new dishwasher. Dining area is next & sides onto the patio doors, offering excellent access to bring food in from the bbq. Main floor half bathroom with low-flow toilet also houses the laundry area including a new dryer & 3yr old washer. Head upstairs to enter the spacious bonus room with dual skylights in the soaring vaulted ceiling & a side window, the perfect place for the family to hang out in. The upgraded main bath with quartz countertop plus shower/soaker tub combo is off to the side. The master suite is fantastic showcasing double doors into a large room. A must have walk-in closet and then your personal upgraded ensuite with a corner soaker tub + separate shower! Matching white cabinetry & quartz counter tops & river rush waterfall faucets identical in both upper bathrooms keeps consistency. Vinyl plank flooring also included in the upper bathrooms. Two other bedrooms on the opposite side from the bonus room are both great sizes & one features a walk-in closet! Head to the basement & find a fabulous flex room w...

Other 11.92 Ft x 12.08 Ft

Recreational, Games room 13.50 Ft x 18.42 Ft

Bedroom 9.83 Ft x 13.92 Ft

3pc Bathroom 6.75 Ft x 5.33 Ft

Office 16.42 Ft x 9.00 Ft

Living room 14.92 Ft x 13.92 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Bonus Room 16.92 Ft x 13.92 Ft

Primary Bedroom 15.08 Ft x 15.83 Ft

4pc Bathroom 9.42 Ft x 8.33 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 9.17 Ft x 13.00 Ft

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Kitchen 12.42 Ft x 13.33 Ft

Bedroom 10.17 Ft x 12.83 Ft

Dining room 11.75 Ft x 7.83 Ft