



# 49 Royal Birch Mount Calgary Alberta

\$499,900

Welcome to 49 Royal Birch Mount NW, a beautifully maintained and fully finished walk-out home in the desirable Outlook Townhomes. This residence offers an ideal blend of comfortable living, abundant natural light, and an unbeatable location, making it the perfect setting for your family's next chapter. From the moment you arrive, you are greeted by a large and inviting front entry. The main floor is designed for both daily living and effortless entertaining. It features a practical half bathroom, a spacious kitchen complete with a raised eating bar and a new french door refrigerator, and a separate dining area. The living room is exceptionally spacious and filled with light, enhanced by a patio door that leads to your private deck--an ideal space to relax and enjoy the home's coveted southwest backyard exposure. Upstairs, you will find a serene retreat in the large primary bedroom, which boasts a generous walk-in closet and a well-appointed four-piece ensuite bathroom. Two additional large bedrooms provide ample space for family or guests, with one offering a walk-in closet and picturesque mountain views. A second full four-piece bathroom and cohesive laminate flooring throughout complete this level. The versatile lower walk-out level significantly expands your living space. It includes a large family room that can easily serve as a fourth bedroom, along with a convenient three-piece bathroom and laundry facilities. This level walks out directly to your fully fenced, south-facing private backyard--a safe and sunny oasis perfect for children, pets, and outdoor enjoyment. A notable convenience is the rear gate that provides direct access to the bus stop across the street, offering seamless connectivity to the Tuscany LRT Station. Nestled in the family-friendly Outlook townhome complex, this home benefits from quiet streets, green spaces, and a community basketbal...

Family room 16.58 Ft x 13.67 Ft  
4pc Bathroom 7.83 Ft x 5.67 Ft  
Laundry room 7.58 Ft x 7.42 Ft  
Storage 7.42 Ft x 6.00 Ft  
Kitchen 10.42 Ft x 6.75 Ft  
Living room 17.17 Ft x 11.92 Ft

2pc Bathroom 5.33 Ft x 5.17 Ft  
Primary Bedroom 13.50 Ft x 12.67 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft  
Bedroom 13.67 Ft x 8.33 Ft  
Bedroom 14.17 Ft x 8.33 Ft  
4pc Bathroom 7.83 Ft x 6.67 Ft

Listing Presented By:



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