



# 5 Royal Birch Mount Calgary Alberta

\$455,000

THIS BRIGHT AND OPEN 3 BEDROOM 2 1/2 BATH TOWNHOUSE HAS A TON TO OFFER A FAMILY WITH CHILDREN, AN EMPTY NESTER OR A PROFESSIONAL COUPLE ALIKE! FANTASTIC FLOORPLAN INCORPORATES AN INVITING ENTRYWAY AND FABULOUS KITCHEN OFFERING STAINLESS STEEL APPLIANCES INCLUDING AN INDUCTION OVEN! A GREAT SIZE DINING ROOM IS PERFECT FOR CASUAL MEALS AND ENTERTAINING FRIENDS AND FAMILY. THE FAMILY ROOM IS OPEN TO THE KITCHEN AND FEATURES A GAS FIREPLACE, LARGE WINDOWS AND FRENCH DOOR TO THE GREAT SIZED DECK IN THE PRIVATE AND FENCED BACK YARD! A HALF BATH IS CONVENIENTLY TUCKED AWAY. THE UPPER LEVEL FEATURES AMPLE SPACE WITH THE PRIMARY BEDROOM LOCATED ON THE OPPOSITE SIDE OF THE CHILDREN'S ROOMS. IT'S AIRY SPACE COMFORTABLY FITS A KING SIZED BEDROOM SUITE AND HAS A GOOD SIZED WALK IN CLOSET. THE 4 PIECE ENSUITE BATH IS THE PERFECT SPA INSPIRED GET AWAY AFTER A DAYS WORK TO RELAX AND UNWIND IN. IN ADDITION, THIS LEVEL ALSO OFFERS A 4 PIECE BATH AND TWO GREAT SIZED ADDITIONAL BEDROOMS FOR A FAMILY OR FOR GUESTS. THE UNSPOILED LOWER LEVEL HAS THE LAUNDRY AREA AND ALL OF THE MECHANICAL PERFECTLY TUCKED AWAY ALLOWING FOR FUTURE DEVELOPMENT SPACE TO BE OPEN AND EFFICIENT. FINALLY, THE SINGLE ATTACHED GARAGE AND DRIVEWAY ARE PERFECT FOR 2 VEHICLES TO BE SAFELY SECURED OFF THE ROAD. WITH AN ABUNDANCE OF VISITOR PARKING JUST STEPS AWAY, YOUR VISITORS WILL NEVER HAVE A PROBLEM FINDING PARKING WHEN THEY COME TO VISIT. THE LITTLE ONES HAVE A BEAUTIFUL PARK SETTING DIRECTLY IN FRONT OF YOUR DOOR WHERE THEY CAN PLAY AND PARENTS CAN RELAX ON THE SEATING AREA PROVIDED. THIS FABULOUS TOWNHOUSE HAS IT ALL AND IS JUST STEPS TO PUBLIC TRANSPORTATION, SCHOOLS, RENERT PRIVATE SCHOOL, DANCE STUDIO, AN ARRAY OF AMENITIES & SHOPPING AND GREAT TRAILS, PONDS AND BIKE PATHS. ROYLA OAK IS AN ACCLAIMED NORTH WEST COMMUNITY AND HAS EASY ACCESS TO ALL MAJOR ROAD WAYS TO DOWNTOWN AND OUT OF THE CITY...

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Primary Bedroom 14.83 Ft x 13.50 Ft

Living room 17.17 Ft x 11.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 15.83 Ft x 8.33 Ft

Bedroom 11.58 Ft x 8.33 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Living room 9.00 Ft x 9.00 Ft

Kitchen 9.33 Ft x 8.33 Ft

Dining room 10.33 Ft x 8.75 Ft

Foyer 7.00 Ft x 5.58 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft