



## 59 Royal Birch Cove Calgary Alberta

\$1,622,250

The Villas at Birch Point gives you the opportunity to live in an exclusive project in one of NW Calgary's most beloved communities--Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom plus Den, 2.5-bath, 2,946 sq. ft. (1,639 sq.ft. RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle. The main floor open-concept layout features 10' high main floor ceilings, a chef-inspired kitchen with an upgraded appliance package, quartz countertops throughout and custom full-height cabinetry opening onto the dining room with access to the 12' x 10' covered vinyl deck. The spacious great room is completed with a gas fireplace. A spacious primary bedroom appointed with a 5-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet, in-suite laundry for added convenience, and private den complete the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom, exercise room, games area, and family room with wet bar that is perfect for entertaining, and walk-out access to a lower-level sunken concrete patio. The Villas at Birch Point have been crafted for better living with no detail overlooked. The high-quality, low-maintenance materials ensure long-term, worry-free living. The Villas have been constructed 'Elevator Ready' to accommodate future elevator installation if desired. Condo fees include building insurance, exterior building maintenance and long-term reserve/replacement fund, landscape maintenance, snow removal service, and garbage/recycling/organics service so you can enjoy the Royal Oak lifestyle. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, you're never too far from your favourite places in the NW. Possession estimated June/July 2025 --make this exclusive opportunity...

Family room 18.00 Ft x 12.83 Ft

Recreational, Games room 15.42 Ft x 14.67 Ft

Bedroom 11.42 Ft x 12.75 Ft

Bedroom 11.00 Ft x 12.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Exercise room 11.00 Ft x 14.00 Ft

Great room 10.00 Ft x 14.00 Ft

Dining room 11.50 Ft x 14.00 Ft

Kitchen 18.00 Ft x 12.00 Ft

Laundry room 5.51 Ft x 8.50 Ft

Primary Bedroom 14.00 Ft x 14.01 Ft

5pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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Den 10.75 Ft x 10.17 Ft

2pc Bathroom .00 Ft x .00 Ft