



## 6 Royal Birkdale Court Calgary Alberta

\$829,800

Exceptionally well-designed 4-bedroom home located on a quiet, private court, just minutes from Royal Oak and William D. Pratt Schools, parks, and recreation. The main floor welcomes you with hardwood flooring and a central layout. To the right, French doors open to a spacious private den with custom built-in shelving, desk, cupboards, and granite counters. The large open kitchen features an oversized island with double sink, granite counters, and extensive cabinet and counter space. A walk-through pantry with custom cabinetry connects directly to the laundry area and the fully insulated, drywalled, heated double garage. Perfect for entertaining, the adjacent family room offers a gas fireplace with built-ins, while the bright eating nook/dining area overlooks the backyard. The private, fully fenced yard includes a large deck, brick patio, planter boxes, and a hot tub area—ideal for summer evenings and outdoor enjoyment. A centrally located powder room completes the main floor. Upstairs, you'll find four generous bedrooms. The primary suite features a double-door entry, a spacious layout, a 5-piece ensuite with double sinks, separate shower, and soaker tub, plus a large walk-in closet. The three additional bedrooms all have ample closet space, including one with a walk-in closet, and are served by a central 4-piece bath. The fully finished lower level is wide open and includes a walk-in steam bath with shower, a wet bar, and a cedar closet. Additional features include central air conditioning, ensuring year-round comfort. This unbeatable location offers easy access to top schools, playgrounds, the Rocky Ridge YMCA, shopping, dining, and amenities at Crowfoot Centre. Commuters will appreciate proximity to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 17.92 Ft x 9.67 Ft

Bedroom 10.75 Ft x 12.42 Ft

Bedroom 11.58 Ft x 12.42 Ft

Bedroom 11.75 Ft x 12.33 Ft

Primary Bedroom 13.58 Ft x 13.17 Ft

1pc Bathroom 6.42 Ft x 4.92 Ft

Furnace 6.58 Ft x 8.83 Ft

2pc Bathroom 7.00 Ft x 2.50 Ft

Dining room 15.33 Ft x 8.08 Ft

Kitchen 15.33 Ft x 11.83 Ft

Laundry room 11.75 Ft x 11.42 Ft

Living room 16.33 Ft x 13.83 Ft

Office 10.50 Ft x 14.67 Ft

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Listing Presented By:



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