



# 71 Royal Birch Cove Calgary Alberta

\$1,139,250

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, 2.5-bath, 2,240 sq. ft. (1,187 sq.ft. RMS) Villa with a double attached garage and a fully developed walk-out basement are sure to fit your lifestyle perfectly. 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. The spacious living room is completed with a gas fireplace and access to an expansive 15' x 10' balcony overlooking the scenic, natural surroundings. A spacious primary bedroom complete with a 5-piece ensuite with a luxurious curbless full tiled walk-in shower, walk-in closet and in-suite laundry for added convenience completes the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom and additional living space with a wet bar that is perfect for entertaining. Walk-out access to a lower-level concrete patio with professionally designed landscaping included. 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 ...

Family room 13.25 Ft x 19.25 Ft  
 Other 11.00 Ft x 9.25 Ft  
 Bedroom 116.50 Ft x 12.00 Ft  
 Bedroom 11.00 Ft x 22.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Great room 13.17 Ft x 14.25 Ft

Dining room 13.17 Ft x 9.50 Ft  
 Kitchen 13.17 Ft x 9.50 Ft  
 Laundry room 5.50 Ft x 8.50 Ft  
 Primary Bedroom 12.50 Ft x 14.00 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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