



86 Royal Birch Gardens Calgary Alberta

\$675,000

OH - SATURDAY, March 14th 2-4PM & SUNDAY, March 15TH 12-3PM. Welcome to this bright and spacious family home in the sought-after community of Royal Oak. Ready and waiting for its next family to make it their own. With 1636 SqFt of living space, this inviting home is filled with natural light thanks to an abundance of windows, creating a warm and airy feel throughout. The main floor offers a functional layout perfect for everyday living and entertaining, featuring a bright living room with a cozy corner fireplace, a thoughtfully designed kitchen with a pantry, central island, and a cozy dining nook that opens directly to the backyard; ideal for summer BBQ-ing. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat complete with a walk-in closet and 4-piece ensuite bath. The upper bonus room with vaulted ceilings is a true highlight; bright, open, and the perfect space for family movie nights, a playroom, or relaxing at the end of the day. The upper level is completed by a full 4-piece main bathroom, offering plenty of space and convenience for family or guests. The unfinished basement awaits your imagination, offering plenty of opportunity to create additional living space tailored to your family's needs. Step outside to enjoy the private backyard oasis, featuring a two-tiered deck surrounded by mature trees, creating a peaceful and secluded setting for outdoor living. Location is everything, and this home delivers. Situated just steps from large green space, it also offers quick access to everyday conveniences at Royal Oak Centre including shopping, restaurants, all amenities, and the incredible YMCA at Rocky Ridge just minutes away. Commuting is simple with quick connections to Stoney Trail, making it easy to get around the city or head west for a weekend escape to the mountains. Recent updates add peace of mind, including a brand n...

4pc Bathroom 7.75 Ft x 5.00 Ft
 4pc Bathroom 4.92 Ft x 7.33 Ft
 Bedroom 9.50 Ft x 9.67 Ft
 Bedroom 12.92 Ft x 12.67 Ft
 Family room 13.92 Ft x 14.00 Ft
 Primary Bedroom 13.92 Ft x 11.92 Ft

Dining room 11.00 Ft x 7.75 Ft
 Foyer 6.08 Ft x 3.58 Ft
 Eat in kitchen 10.00 Ft x 11.17 Ft
 Laundry room 7.42 Ft x 7.50 Ft
 Living room 14.00 Ft x 12.67 Ft
 Pantry 3.58 Ft x 3.75 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://centralcalgary.com/>

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