

5 Royal Birch Heights NW Calgary, Alberta

MLS # A2214327



\$839,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Window Coverings As-is

Backing onto peaceful green space on a quiet street in Royal Oak, this immaculate 4-bedroom, 3.5-bath with walkout basement home offers over 2600 sqft of beautifully finished living space, including a fully developed walkout basement. Step inside to discover a stunning kitchen featuring granite countertops, rich hardwood flooring, premium cabinetry with ample storage, a large island with eating bar, stainless steel appliances. The bright, SW-facing living room is bathed in natural light, creating a warm and welcoming atmosphere. Upstairs, the HUGE and sun-filled primary bedroom offers a true retreat, complete with an ensuite featuring a soaker tub, separate shower, and a spacious walk-in closet. Two additional large sized bedrooms, a full bath, and a generous bonus room with vaulted ceiling complete the upper floor. The fully finished walkout basement boasts in-floor heating for maximum comfort, a bright rec room with an electric fireplace, a fourth bedroom, and a 3-piece bathroom. Step outside to a maintenance free deck and enjoy tranquil views of the green space beyond. Recent upgrades include a Lennox furnace(2021), hot water tank(2022), washer & dryer(2021). Additional features include water softener, central vacuum and ample storage throughout. All of this in a fantastic location, within walking distance to schools, and just minutes from parks, shopping, transit, and all the amenities you could need. This is a home you don't want to miss—book your showing today!