

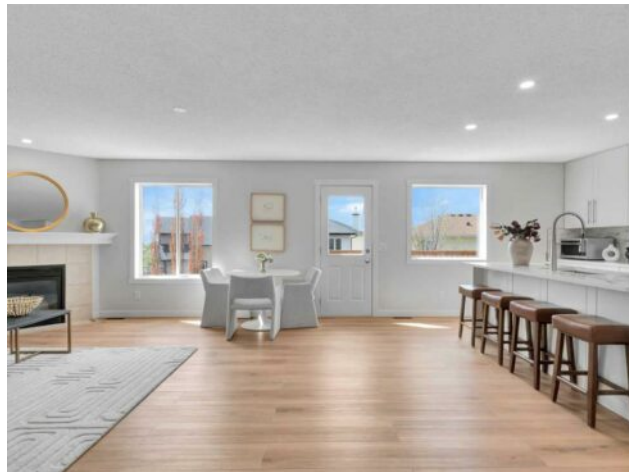


GRASSROOTS
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**214 Royal Birch View NW
Calgary, Alberta**

MLS # A2235481



\$769,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this FULLY RENOVATED WALKOUT home, tucked away on a quiet CUL-DE-SAC in the sought-after community of Royal Oak. Offering over 2800 square feet of total living space, this home perfectly blends modern design with everyday functionality. The impressive open-concept main floor features a spacious office, a warm and inviting living room, a sunlit dining area, a gourmet kitchen, and a 2-piece powder room. Wide luxury vinyl plank flooring extends throughout the main level, creating a seamless and elegant flow. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, chimney hood fan, quartz countertops, and a convenient walk-in pantry, an ideal setup for both daily living and entertaining. Brand new deck and south-facing backyard, making indoor-outdoor hosting a breeze. Upstairs, the luxurious primary suite serves as a private retreat, bathed in natural light from large windows. Two additional generously sized bedrooms share a well-appointed main bathroom. A versatile bonus room provides additional space for playroom, or media area, while the upper-level laundry room adds everyday convenience. The FULLY FINISHED WALKOUT basement adds tremendous value, offering a fourth bedroom, a full bathroom, and a spacious recreation room, perfect for entertaining guests or enjoying family activities. The fully fenced backyard offers privacy and security, ideal for children and pets. Located close to schools, parks, walking paths, and open green spaces, this home also enjoys proximity to a wide array of shops, restaurants, and convenient access to major routes such as Stoney Trail and Crowchild Trail, ensuring effortless commuting. This is a rare opportunity to own a thoughtfully renovated home in one of Calgary's most family-friendly neighborhoods.

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