



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

271 Royal Birch Way NW
Calgary, Alberta

MLS # A2243912



\$799,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,908 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Hood Fan, Projector Screen, Garage Door Opener with Remote Controls, Wall-mount TV, Wall Speakers, Security Alarm/System

Tucked away on a quiet street just moments from Royal Oak schools and neighbourhood shopping, this welcoming family home greets you with a charming white picket fence and mature landscaping that creates instant curb appeal. ~ Step inside to discover a front flex room ready to serve as your formal dining space or quiet home office—whatever your family needs. The main floor flows beautifully with an open layout that connects daily life. Warm maple kitchen cabinets, granite counters, and a handy island with breakfast bar make morning routines and dinner prep a pleasure, while the gas stove handles everything from quick weeknight meals to weekend entertaining. Hardwood floors shine in the kitchen and dining nook, while comfortable carpeting in the family room creates a cozy atmosphere around the lovely stacked-gas fireplace—the natural gathering spot on chilly evenings. The dining nook opens to your composite deck—perfect for summer barbecues or morning coffee. ~ Upstairs, rich hardwood continues throughout, leading to a bright bonus room with motorized blinds and vaulted ceilings where kids can play or adults can unwind. The primary bedroom offers genuine space to breathe, complete with walk-in closet and ensuite featuring heated tile floors, soaking tub, and separate shower. Two additional bedrooms and another heated-floor bathroom provide comfortable spaces for family or guests. ~ The finished basement becomes your entertainment hub with a rec room designed for movie nights—complete with projector, 100" screen, and dry bar. A fourth bedroom, full bathroom, and computer nook add flexibility as your needs change over time. ~ This home has been lovingly updated with practical improvements: new furnace, roof, and water heater in 2023, plus 16 solar panels to help with energy costs.

Triple-pane windows (throughout much of the home), LED lighting, and smart switches add modern convenience, while the irrigation system keeps your mature gardens thriving with minimal effort. ~ With heated garage access through the convenient mudroom and years of careful maintenance evident throughout, this Royal Oak home is ready for its next chapter of family memories.