



GRASSROOTS
REALTY GROUP

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159 Royal Birkdale Crescent NW
Calgary, Alberta

MLS # A2244856



\$980,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,368 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Pantry, Quartz Counters | | |

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| Inclusions: | N/A |
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Are you looking for a spacious home for your growing family? Welcome to this clean and well-maintained 4+2 bedroom single-family home located in the highly desirable community of Royal Oak. Situated in the heart of the neighborhood and just a block away from two public (K–9) schools, this home is also steps from a scenic ravine. With 2,368 sq. ft. above grade and a fully finished basement, this beautiful two-storey home offers a total of 3,440 sq. ft. of living space. The main floor features luxury vinyl plank flooring throughout, high ceilings, a bright formal living room, and a dining area. There’s also a main-floor office—perfect for working from home. The spacious family room includes a cozy gas fireplace, and the stylish white kitchen boasts an oversized center island, gas stove, quartz countertops, subway tile backsplash, a corner pantry, and lots of cabinet space for all your storage needs. An east-facing breakfast nook provides the ideal spot for family meals, with a patio door that leads to a large deck—perfect for outdoor entertaining. Upstairs, you'll find four generously sized bedrooms, including a spacious primary suite with a 5-piece ensuite and a walk-in closet. The additional three bedrooms can each accommodate a queen-sized bed and study desk, and a 4PC bathroom. A convenient laundry room is also located on the upper level. The basement features a rare and functional layout with hardwood flooring throughout, two bright and spacious bedrooms with large windows, another 4-piece bathroom, a wet bar, and a home theatre area complete with built-in speakers—ideal for family movie nights. This home is located near Royal Oak Estates Shopping Centre, offering access to restaurants, coffee shops, Walmart, and more. You'll also enjoy quick access to the YMCA, C-Train station, Stoney Trail (Ring Road), and

Crowchild Trail.