



GRASSROOTS
REALTY GROUP

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242 Royal Birkdale Crescent NW
Calgary, Alberta

MLS # A2245421



\$949,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: alarm system hardware, wet bar fridge <as is>/basement dishwasher <as is>/bar fridge, laundry room freezer, hot tub <as is>, storage shed, side table in dining room, armoire in primary bedroom, built-in wall speakers (8), wall-mounted TV/bracket in rec room. Blink doorbell, garage shelving, patio privacy blinds.

Imagine your perfect home & what do you see? Space for both entertaining & family living? Bedrooms for all the kids? Walking distance to schools? How about central air? Well…look no further because you’ve just found your perfect home in this beautifully appointed two storey walkout in the popular Northwest Calgary community of Royal Oak, in this prime location backing onto a stormwater pond & walking distance to 2 schools. Offering a total of 5 bedrooms & rich hardwood floors, this mint condition home enjoys a fantastic family-friendly floorplan featuring a sun-drenched living room with 18ft ceilings & fireplace, great-sized flex room…ideal as a sitting room or home office, spacious dining room with an expanse of windows & maple kitchen with granite counters, centre island with raised bar & upgraded stainless steel appliances including GE gas stove/convection oven, new LG dishwasher (2024), instant hot water & Jenn-Air fridge. Total of 4 bedrooms & 2 bathrooms up highlighted by the relaxing owners’ retreat with views of the pond, walk-in closet & jetted tub ensuite with separate shower & double vanities. The professionally developed walkout level is beautifully finished with a 5th bedroom with Murphy bed, bathroom with heated tile floors & glass steam shower with body jets, rec room with fireplace & games area with granite-topped wet bar complete with Subzero bar fridge. There’s also a walkthrough pantry & laundry room with washer & dryer (including a Samsung washer), built-in ceiling speakers in the walkout level, oversized garage with shelving & new door (2025), remote-controlled blinds in the dining room, roughed-in central vacuum system, new carpets (2021) on the 2nd floor, exterior Gemstone lighting & full-width balcony (with gas BBQ line) where you can sit back, relax & take in the wide open views of the pond, mountains &

Canada Olympic Park. The fully fenced backyard is a truly wonderful space to enjoy the great outdoors…complete with a patio, storage shed for your gardening tools, gardens with stone retaining walls & gate to the winding walking path around the stormwater pond. A truly exceptional home just minutes to the Shane Homes YMCA & Royal Oak shopping center (Walmart, Sobeys, restaurants & services), & quick easy access to the Tuscany LRT, Crowfoot Centre & Crowchild/Stoney Trails to take you to the University of Calgary & Foothills Medical Centre, recreational & major retail centers, parks & downtown.