



**GRASSROOTS**  
REALTY GROUP

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**123 Royal Birch Manor NW**  
**Calgary, Alberta**

**MLS # A2245956**



**\$669,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

\*\*\*Open house, 1-4pm Sunday, Aug 10\*\*\* Discover this stunning bi-level home boasting over 2000 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways. Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an inviting setting for gatherings. Beyond this, the well-appointed kitchen features a generous island and a spacious breakfast nook, perfect for casual meals. From here, a door opens to a sunlit deck overlooking the southwest facing backyard. On the right side of the main floor, you'll find two comfortable bedrooms sharing a stylish 4-piece bathroom, along with a serene primary suite boasting its own 4-piece ensuite and a walk-in closet. The finished basement offers a versatile family room, two additional bedrooms, another full bathroom, and a dedicated laundry area. Outside, the picturesque backyard backs onto green space and a peaceful walking path, offering both privacy and a connection to nature. This move-in-ready home is a true delight to show. Your family will enjoy its splendor for years to come. Don't miss out on this exceptional opportunity!