



GRASSROOTS
REALTY GROUP

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20 Royal Birch Park NW
Calgary, Alberta

MLS # A2246351



\$619,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Garage Heater, Lift (Negotiable)

****OPEN HOUSE SAT AUG 9TH, 1PM-3PM**** PRIME LOCATION, close to parks/pathways and schools! DON'T MISS OUT on your chance to own this stunning home with a bright WEST BACKYARD, a large HEATED DREAM GARAGE (26ft x 24ft), and loads of upgrades throughout! Highlights of this modern and well maintained home include a CHEF'S kitchen with QUARTZ counters | shaker cabinets to ceiling | large island, 9ft ceiling, custom stone patio & steps, covered front porch, custom blinds, MOUNTAIN VIEWS from the bedrooms, upgraded quartz counters in bathrooms, cork floor on main, lush landscaping all around, and more! The rare garage setup has a vaulted ceilings with a lift (negotiable), skylights, loads of extra space, 2 oversized 9ft x 8ft doors, and a heater. Walk into the bright an open main level where you will discover large living and dining spaces, perfect for entertaining, a fireplace for the winters, and access to the PRIVATE BACKYARD for your summer retreat. Upstairs you will find the large primary bedroom with an ENSUITE BATH & walk-in closet, 2 more good sized bedrooms, and another full bathroom. This amazing location is only steps away from the parks/pathways/ponds all around, and only minutes from the shopping plazas, schools, YMCA facility, restaurants, and local amenities! Extras Include: Vacuflow Rough-In, New Smoke Detectors.