



**GRASSROOTS**  
REALTY GROUP

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**32 Royal Birch Park NW  
Calgary, Alberta**

**MLS # A2270341**



**\$694,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home		

**Inclusions:** Pergola

WELCOME HOME to this 3 bedroom Character Home with a welcoming PORCH that features 2402 square feet on 3 levels!. It's been UPDATED and refreshed over the past 2 years, including appliances, It really is MOVE IN READY! This home features 9-foot ceilings, a consistent comfortable air temperature courtesy of AIR CONDITIONING for hot days or a HIGH EFFICIENCY FURNACE for the cold ones. This floor plan's features just make sense! OPEN FLOOR PLAN! The Main-floor- the den is found by the front door, great for anyone working from home, then a spacious great room, and a bright dining area. The kitchen is the true heart of the home, featuring a massive 15-foot layout, a walk-in pantry, and upgraded appliances that are ready for your culinary masterpieces. A 2-piece powder room is discreetly located in the back mud room. And because "move-in ready" should mean ready, the entire home features upgraded lighting throughout. No dark corners or sad, single-bulb rooms here. It's all framed by rich, natural wood window coverings that add a touch of class and, more importantly, privacy when you need it. The Upper Floor: A touch of luxury is found in the primary suite "x1" bedroom plus a "x5" sitting area, a full ensuite, and a walk-in closet. Full size UPSTAIRS LAUNDRY (with upgraded washer/dryer) is right where the clothes live. No need to haul baskets up and down three flights of stairs. Two other generous bedrooms, and a 4-pc bathroom complete this perfect family level. The basement is fully developed with another (750 sq. ft.) of living space, featuring a massive family room for movie nights, an area for hobbies or crafts, a 2 pc powder room and ample storage for all the things you promise you'll use one day. Step out back into your new happy place, this is a fully

landscaped, MAINTENANCE-FREE Outdoor "Oasis" Featuring a stamped concrete patio, and two edible gardens ready for you to provide fresh veggies and fruit for your family. To top it all off, you also have a DOUBLE DETACHED garage to keep your vehicles cozy all winter. This is the one you've been waiting for. It's the perfect blend of a classic "Character Home" with modern upgrades you want; in a community you'll love. Don't miss this one! Call your favourite REALTOR® to book a private showing`