



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13 Royal Birch Park NW
Calgary, Alberta

MLS # A2275477



\$829,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,989 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Be | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Cork, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Quartz Counters | | |

Inclusions: TRX ceiling hanger, all closet built inâ€™s, hooks and storage in garage, bathroom mirror, shed, wardrobe in bsmt room, work bench and wooden storage shelves in bsmt

Welcome to this stunning, fully renovated two-story gem nestled in the highly sought-after community of Royal Oak. Situated on a quiet, family friendly street, this immaculate home offers a perfect blend of luxury, comfort, and functionality—ideal for modern families seeking space, style, and serenity. Boasting over 2,700 sq.ft. of beautifully finished living space, this home features 3 spacious bedrooms upstairs, a versatile bonus room, and a fully finished basement that includes a 4th bedroom, bathroom, and a large recreation area perfect for guests, a home office, or a teen retreat. From the moment you step inside, you’ll be captivated by the thoughtful craftsmanship, designer finishes, modern colour palette and the luxury finishes throughout. The open-concept main floor showcases wide-plank hardwood flooring, elegant lighting fixtures, and large windows that flood the space with natural light. The gourmet kitchen is a true showstopper, complete with custom cabinetry, quartz countertops, a center island with seating, and premium stainless steel appliances—designed for both entertaining and everyday living. The generous living room is big, bright and yet provides a feeling of intimacy with a beautiful fireplace and comfortable space. Don’t miss the trendy front office and unique passage way connecting one part of the house to the other. Upstairs, you’ll find a generous primary suite with a walk-in closet and a spa-like ensuite all over looking a private feeling green space. Two additional bedrooms, a full bathroom, and a bright, airy bonus room offer plenty of space for a growing family. A perfectly placed upper floor laundry finishes off this exceptional 2nd floor living space. The fully developed basement provides even more room to live and play, with a spacious rec room, 4th bedroom, a bath, and ample storage space. One of the standout

features of this property is its prime location backing onto green space and a tranquil bike path, offering privacy and picturesque views right from your own backyard. The 2 tier decks are perfect whether you're hosting a summer BBQ, watching the kids play, or enjoying a peaceful morning coffee, this outdoor setting is simply unbeatable. Just minutes from top-rated schools, shopping, dining, transit, and the incredible Royal Oak natural ravine pathways, this home truly has it all. Don't miss your chance to own this move-in-ready masterpiece in one of the most desirable NW neighborhoods!