



GRASSROOTS
REALTY GROUP

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230 Royal Birch View NW
Calgary, Alberta

MLS # A2281885



\$1,900,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,249 sq.ft.	Age:	2026 (0 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Drive Through, Driveway, Parking Pad, Quad or More Attached, Triple Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Smart Home, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	none		

A rare opportunity to own a custom built ultra luxury residence by Ashmore Homes, ideally located on a cul de sac in one of the northwest's most prestigious and well connected communities. This exceptional home is defined by superior craftsmanship and attention to detail, featuring imported Italian marble, refined gold accents, heavy high quality wooden doors, and premium materials throughout. The home offers soaring high ceilings on both main and upper levels, along with impressive 10 foot ceilings in the fully developed basement, creating a sense of scale and openness at every level. With eight spacious bedrooms and seven full bathrooms, bedroom includes its own private ensuite and walk in closet, delivering hotel level comfort and privacy. The primary suite is a private retreat with stunning downtown views, while the basement includes additional bedrooms and is designed for flexible use, including the potential for a private separate suite. Complete privacy with no visible neighbors,