



**29 Royal Birkdale Drive NW
Calgary, Alberta**

MLS # A2292492



\$1,100,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,530 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.10 Acre		
Lot Feat:	No Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: BBQ

Exceptional 5-bedroom Cedarglen home with a custom theatre room and fully finished basement, ideally located across from a green space and grade 5-9 middle school — a perfect setting for growing families. The main floor features a bright, functional layout designed for both everyday living and entertaining. Rich hardwood flooring flows throughout the level, complemented by a welcoming great room with a cozy gas fireplace. The kitchen is thoughtfully designed with ceiling-height cabinetry, granite countertops, stainless steel appliances (including a Samsung Smart Refrigerator), a tile backsplash, under-cabinet lighting, and a corner pantry. A large island with breakfast bar seating provides plenty of prep and gathering space, while the adjacent dining area is filled with natural light and opens to the rear deck through sliding patio doors. A private main floor office with French doors offers a quiet work-from-home option, and the mudroom and powder room add convenience for busy households. Upstairs, the spacious bonus room has been customized as a theatre room with tiered seating, creating the perfect space for movie nights, watching the big game or ultimate gaming sessions. The upper level also includes three well-sized bedrooms, a full main bathroom, and a laundry room with built-in cabinetry and sink. The primary suite offers a relaxing retreat with a walk-in closet and a well-appointed ensuite featuring double sinks, a deep soaker tub, and a separate shower. The fully finished lower level offers a large open recreation space, perfect for a kids’ play area, games room, home gym, or additional family lounge. A fifth bedroom, 3-piece bathroom, and ample storage complete the level. The double attached garage is finished with sleek epoxy flooring, offering both durability and a polished appearance. From here, you’ll step directly into the

well-designed mudroom, creating a practical and stylish entry point that keeps daily life organized and clutter out of the main living spaces. With multiple living areas, five bedrooms, and an excellent location close to parks and schools, this home delivers the space and layout today's families are looking for.