



**238 Royal Birch View NW
Calgary, Alberta**

MLS # A2299784



\$779,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,327 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge in the garage

****OPEN HOUSE this SUN, Apr 12th at 2-4PM**** Welcome to this stunning 2-storey family home, nestled on a quiet cul-de-sac in the highly sought-after community of Royal Oak! Offering 4+1 bedrooms, 3.5 baths, and over 3,300 sq. ft. of beautifully developed living space, this home sits on a desirable pie-shaped lot just steps to scenic walking paths—perfect for families seeking space, comfort, and convenience. Step inside and be greeted by a soaring 2-storey foyer that sets a grand and welcoming tone. To the left, the bright Living Room flows seamlessly into the Formal Dining Room—an elegant setting for hosting memorable gatherings. Continue into the heart of the home where the spacious NorthEast-facing Family Room is bathed in natural light from large windows and anchored by a cozy gas fireplace, perfect for relaxing evenings with the family. The well-appointed Kitchen features a centre island with breakfast bar, quartz countertops, ample cabinetry, and a pantry, connecting effortlessly to the sunny Breakfast Nook with direct access to the deck and backyard—ideal for everyday living and entertaining. This level is completed by a versatile Den, a powder room, and a functional mudroom with main-floor laundry, along with a double attached garage. On the upper level, the generous Primary Bedroom offers a peaceful retreat with a walk-in closet and a spa-inspired 5-piece ensuite featuring double vanity, jetted tub, and quartz countertops. Three additional well-sized bedrooms and a 4-piece bath complete this level, ensuring ample space for the whole family. The fully finished basement dramatically expands your living options with a massive Recreation Room, a fifth bedroom, and a full 4-piece bath—perfect for guests, extended family, or a teenager's retreat. Step outside to your fully fenced and beautifully landscaped

pie-shaped backyard—a rare find offering exceptional space for outdoor activities, summer entertaining, or simply unwinding after a long day. And with central air conditioning (2023), you'll stay cool and comfortable throughout Calgary's warm summer months. This home has been thoughtfully updated with quality upgrades throughout, including fresh carpet across all 3 levels (2022), updated kitchen and bathroom countertops (2021), modern light fixtures (2021), and a roof and gutters replacement (2016)—offering peace of mind and move-in ready comfort for the next lucky owners. Located in a quiet and family-friendly pocket of Royal Oak, this home is within walking distance to schools, playgrounds, and scenic pathways, with everyday conveniences just minutes away at Royal Oak Centre and Crowfoot Crossing, and quick access to Stoney Trail for effortless commuting across the city. This is a fantastic opportunity to own a spacious and well-appointed home in one of NW Calgary's most desirable communities!