



**29 Royal Birch Hill NW
Calgary, Alberta**

MLS # A2301855



\$799,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,497 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back Lane,		

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:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Workbench in utility room, Shed		

Finally, an exceptional opportunity to own a spacious and versatile home in one of Calgary's most sought-after northwest communities. Royal Oak is complete with walking paths that connect to parks where little ones learn to ride bikes, top-rated schools are just minutes away on foot, and the Shane Homes YMCA at Rocky Ridge gives everyone from toddlers to grandparents a place to swim, skate, and stay active all year long. Quick Stoney Trail access means you can be anywhere in the city in minutes, yet coming home to this quiet, tree-lined street always feels like leaving the city behind. The Rocky Mountains sit on the horizon as a daily reminder that an extraordinary quality of life is simply part of living here. Step inside and you immediately feel the scale this home offers with over 3,500 square feet of developed living space. A formal dining room with coffered ceiling and chandelier is where milestones will be celebrated, and holiday traditions will take root for years to come. The open-concept kitchen flows naturally into a bright eating nook and a comfortable family room anchored by a gas fireplace, creating the kind of connected, inclusive space where parents can cook while keeping an eye on the kid's doing homework at the island. Breakfast bar seating, a glass-panel pantry, and stainless appliances make this kitchen genuinely functional for busy weekday mornings and relaxed weekend cooking alike. Sliding doors from the nook open directly onto the rear deck, making summer barbecues & outdoor dinners an effortless extension of daily life. A dedicated main floor office means working from home does not have to compete with living space, and the thoughtfully designed mudroom with built-in bench, cubbies, and coat hooks is the kind of detail that keeps a busy household running smoothly every single day. Upstairs, 5 bedrooms mean no one must

share unless they want to. The primary bedroom is a genuine retreat, connecting to an ensuite with double vanity, deep soaker tub, glass-door shower, and a walk-in closet. The 4 additional bedrooms each offer their own character and space, giving kids and teenagers room to study, create, and truly make their own. A double-sink main bathroom keeps the morning rush manageable, and the upper-level laundry room with front-load appliances is one of those practical touches that households with children quickly wonder how they ever lived without. The fully developed lower level adds significant room and features a large open recreation room perfect for movie nights, playdates, or a teen hangout, a dedicated home gym area, a fifth bedroom for guests or extended family, and a full bathroom. Outside, the fully fenced backyard gives children a safe place to play freely while adults relax on the generous deck with outdoor seating and a gas BBQ. The circular paver patio with a chiminea creates a natural gathering spot for weekend evenings spent making memories around the fire. A storage shed keeps bikes and seasonal gear neatly tucked away.