



**214 Royal Birch Way NW
Calgary, Alberta**

MLS # A2140349



\$844,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Street Lighting, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Behinds, air condition, alarm hardware, cabinets in garage, closet in mudroom, storage shed, playset.

Welcome to 214 Royal Birch Way NW, an exquisite property offering the perfect blend of serenity and convenience. Located just minutes from essential amenities, this home provides an ideal setting for a sophisticated and warm lifestyle. Step into this remarkable 5-bedroom, 3.5-bathroom home with a newly renovated and permitted basement and be captivated by over 3000 square feet of elegant living space. The fully finished basement, completed with proper permits, adds to the spaciousness and charm of this beautiful residence. The main level features an inviting living area with a cozy fireplace, perfect for relaxation and family time. A versatile room can serve as a large home office or be converted into a formal dining room, depending on your needs. The heart of the home, the kitchen, is a culinary enthusiast's dream, boasting newer stainless steel appliances, quartz countertops, a stylish backsplash, and a generous pantry. The seamless flow into the dining and living areas makes it ideal for both hosting and everyday living. Ascend to the upper level, where comfort meets functionality. Here, you'll find three spacious bedrooms, a large family room, another office, a 4-piece bathroom, and a luxurious 5-piece ensuite all with newer faucets and quartz countertop. The bonus room offers a wonderful flex space for various uses. The newly developed lower level, completed with permits, includes a cozy rec room, an additional fourth bedroom, a 4-piece bathroom, and a convenient front-loading washer and dryer. Garage is fully finished and painted with Rough in central vacuum cleaner. Step outside to the beautifully landscaped backyard, adorned with fruit trees, and embrace the tranquil lifestyle this home offers. Nestled in a prime location within the highly desirable Northwest Calgary neighborhoods, this sanctuary is ready to become your new home. Begin your

journey here and make this dream property your own.