



**GRASSROOTS**  
REALTY GROUP

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**245 Royal Birkdale Crescent NW**  
**Calgary, Alberta**

**MLS # A2144679**



**\$725,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,044 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Gentle Sloping, Landscaped, Street Lighting, R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub, Gazebo, Shed, smart doorbell		

Spectacular 2 storey home in the sought after and family friendly community of Royal Oak. Welcome home! This well appointed, 3 bed, 2.5 bath home has tonnes of upgrades and showcases pride of ownership in every detail. Covered front porch, spacious entrance and large office with french doors greet you as you walk in. Step inside to discover a beautifully designed home featuring 9-foot ceilings, neutral finishes, and a cozy gas fireplace. Large windows flood the space with natural light, enhancing the bright and open layout. Elegant hardwood and vinyl plank flooring runs throughout, creating a seamless flow between rooms. The functional layout includes a spacious living room with built-in shelving/bookcases and dining area. The sleek kitchen has laminate countertops, tiled backsplash, stainless steel appliances, corner pantry, huge centre eat-up island and maple cabinetry offering plenty of counter and storage space. This modern kitchen offers both beauty and functionality making it the perfect space for cooking and entertaining. Adjacent to the kitchen is the dining nook area and offers access through the sliding patio door to the huge private two-tiered deck, fully landscaped and fenced backyard with privacy wall complete with levered wooden slots, hot tub and gazebo perfect for outside entertaining. The mudroom/laundry room and 2 piece powder room completes the main level. The upper level also features vinyl floors and carpet in the bedrooms. As you make your way upstairs, you'll find the primary bedroom, which boasts an elegant five-piece ensuite with a spacious stand-up shower, jetted soaker tub, and an expansive walk-in closet. Two additional spacious bedrooms provide plenty of room for family or guests, accompanied by another well-appointed 4-piece bathroom. The bonus room boasts high ceilings with windows on three sides and offers an exceptional

setting for all your entertainment needs, making it the perfect place to relax and enjoy memorable moments. The unfinished basement is a blank canvas awaiting your creative vision, complete with rough-in plumbing to facilitate your design ambitions. Stay comfortably cool this summer with the convenience of central air conditioning. Fully landscaped and fenced backyard with an abundance of mature trees and complete with dog run. Fully insulated and dry walled double attached garage with lots of built-in shelving, work bench and storage cabinets. Recent updates include newer appliances, hot water tank in 2020, full glass front screen door and irrigation for back trees and flower beds. Home has been professionally cleaned including steam cleaning of carpets. Additionally, the property is close to all essential amenities, pathways, parks and schools, ensuring that everything you need is within easy reach. You can enjoy the peace of mind when watching your children walk to school right from your home. Book your showing today!