



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

MLS # A2147616



\$799,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Enclosed, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Google Doorbell, Rubber Gym Tiles in basement, Tv wall mount (Bonus RoomRoom)

"July 28, Sun, Open House 2-4:30 pm " Corner lot, offering 2495 sqft of living space. This home features a main floor den/office and 3 bedrooms plus a bonus room on the upper level. Upon entering, you'll find hardwood floors throughout most areas, complemented by 9 ft ceilings. Glass French doors lead to a private office and a kitchen with Gas Stove, maple cabinets, a corner pantry, and a spacious foyer/dining room. The living room is spacious and includes a gas fireplace and a sun-soaked eating nook, completing the main floor. Upstairs, the primary bedroom is generously sized with a walk-in closet and a 5-piece ensuite, including double sinks, a soaker tub, and a separate shower. The upper floor also features 2 additional large bedrooms and a front bonus room perfect for a family room. The undeveloped basement offers potential for customization to suit your family's needs. The sunny SW backyard with a deck and corner parking space is ideal for gardening and entertaining. The location provides easy access to schools, parks, the YMCA, and a shopping centre.