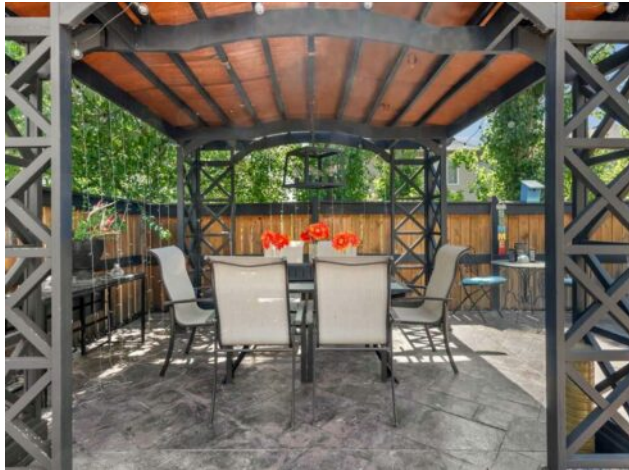




**186 Royal Birch Way NW  
Calgary, Alberta**

**MLS # A2149691**



**\$899,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,428 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Hoodfan, Garage Door Opener with Remote Controls, Gazebo in Backyard, Alarm Equipment

Many homes feature similar floor plans, with three bedrooms and a bonus room being particularly popular. While this layout works well for families, this home stands out because the owners have customized the design with unique touches and personal flair. Upon entering, you're greeted by a versatile den with a door, ideal for those who work from home. The open floor plan then reveals a spacious family room, highlighted by rich cherry hardwood flooring and a sleek, contemporary fireplace with a striking granite finish. Behind this modern facade is a fully functioning wood-burning fireplace, offering the option to revert to a traditional setup if desired. The kitchen is beautifully reimagined with crisp white cabinets, newer stainless steel appliances, and a large, angled granite-topped island with unique stone detailing on its exterior. New black light fixtures add a touch of modern flair to the room. Adjacent to the kitchen is a cozy dining nook that opens out onto the back deck, perfect for enjoying meals with a view. The main floor also features a spacious mud/laundry room, offering plenty of storage and a striking powder room with elegant black tile flooring, adding a unique touch of style. Heading upstairs, you find a large bonus room, an ideal spot for watching TV or for the kids to play. Set apart from the bonus room are the bedrooms, including a spacious primary bedroom with a walk-in closet and an ensuite featuring dual sinks, ample counter space, a relaxing soaker tub, and a separate shower. There are two additional bedrooms on this level and a full bathroom. The basement features luxury vinyl plank flooring throughout, adding elegance and durability. The space is thoughtfully finished to include a large rec room with a contemporary fireplace, perfect for family gatherings or cozy movie nights. There's also a sound-proofed flex room,

ideal for the musician in the family, a fourth bedroom currently used as an exercise room, and a bathroom with a shower for added convenience. This home boasts brand new AC to keep you cool and comfortable during heat waves. The backyard is designed for those who love outdoor living, featuring a huge composite deck that leads to an expansive stamped concrete patio with a gazebo and an outdoor fireplace, perfect for hosting get-togethers and BBQs. Large trees from neighbouring properties provide plenty of privacy, making this yard feel like your own private oasis. For families with school-age children, the location is perfect. William D. Pratt School is just across the street, accessible via a convenient path, and Royal Oak School is at the end of the street for younger children. Imagine yourself living here, relaxing in this beautiful backyard, hosting friends and family for unforgettable BBQs, and enjoying the comfort of a home thoughtfully designed with unique touches and modern conveniences.