



**41 Royal Birch Terrace NW
Calgary, Alberta**

MLS # A2149811



\$680,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This well-maintained family home is a rare find in the highly sought-after Royal Oak community. Nestled on a quiet crescent, this property backs onto a park and playground, providing a serene and picturesque setting for your family. The main floor features an open layout with gleaming hardwood floors throughout, a well-appointed white kitchen with built in pantry and a convenient eating counter, and a dining nook that overlooks the east-facing patio and deck, perfect for morning coffee or evening meals. The chain-link fenced yard offers unobstructed views of the green space, ideal for outdoor activities and relaxation. The upper floor boasts three generously sized and functional bedrooms, along with a versatile loft/bonus room that can be used as an office or extra living area. The primary bedroom has vaulted ceilings with 4 piece bathroom and walk in closet. The finished basement adds extra living space with a 3-piece bathroom, perfect for accommodating your family's needs. This home is within walking distance to playgrounds and schools, making it an ideal location for families. Additionally, it is conveniently located near city transit, Royal Oak shopping center, the YMCA, minutes to Tuscany LRT, crowchild trail and offers quick access to Stoney Trail. This home perfectly blends functionality and comfort for modern family living. Don't miss out on this fantastic opportunity. Check out the video in the media link or book a private showing today to experience this remarkable property firsthand!