



**117 Royal Birch View NW
Calgary, Alberta**

MLS # A2192848



\$799,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Location, Location, Location! This home is ideally situated at the end of a quiet cul-de-sac, offering both tranquility and convenience. Within walking distance, you’ll find the William D. Pratt School, local playgrounds, and the Rocky Ridge YMCA. Commuting is a breeze with quick access to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail. Step into this stunning residence nestled in the highly sought-after community of Royal Oak. Boasting 4 spacious bedrooms, 3 full bathrooms, and 1 half bathroom, this home offers a generous 2,800 square feet of total living space, with 2,070 square feet above ground. As you enter, you’ll be greeted by an abundance of natural light streaming through the oversized windows, many updates like the brand-new roofing Asphalt Shingle 2025, the brand-new vinyl plank flooring 2025, and fresh paint that adorn the entire above-ground level. The open-concept layout and thoughtful design make excellent use of the space, creating a warm and inviting atmosphere. Upstairs, you’ll discover a spacious bonus room, complete with elegant wainscoting and large windows that offer beautiful views. Three generously sized bedrooms provide ample space for family or guests, ensuring comfort and privacy for everyone. The fully finished basement is an entertainer’s dream, featuring a wet bar with countertop, a large recreation area, a fourth bedroom with storage space/closet, and a full bathroom. Combining modern updates, a functional layout, and an unbeatable location, this home is the perfect place to start your next chapter in Royal Oak. Don’t miss the opportunity to make this beautiful house your forever home!