



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2201125**



**\$748,800**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind, On Golf Course, Private, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bidet, Bookcases, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Open House April 6th , 2025 1 to 3 pm... Welcome to your dream family home in the highly sought-after community of Royal Oak! Nestled on a quiet crescent, this beautifully maintained home backs directly onto a park and playground, offering a picturesque and private setting for your family to enjoy. It has 3 Bedrooms, 1 bonus room, 3.5 bathrooms, Step inside to discover an inviting open-concept main floor, featuring brand new vinyl plank floors and a well-appointed brand new kitchen . The bright dining nook overlooks the east-facing patio and deck&mdash;perfect for sipping your morning coffee or unwinding with evening meals. The chain-link fenced yard provides unobstructed views of the lush green space, making it an ideal retreat for relaxation and outdoor activities. Upstairs, you&rsquo;ll find three generously sized bedrooms, including a stunning primary bedroom with vaulted ceilings, a walk-in closet, and a private 4-piece ensuite. A versatile loft/bonus room adds extra flexibility&mdash;perfect for a home office or additional living space, Tv room or Kids play room. The finished basement expands your living area with a spacious rec room and a 3-piece bathroom, 2 big windows and a Bar catering to all your family&rsquo;s needs. This prime location is within walking distance to playgrounds and schools, and just minutes from the Royal Oak Shopping Centre, the YMCA, Tuscany LRT, Crowchild Trail, and Stoney Trail&mdash;offering unparalleled convenience for commuting and daily essentials. \*\*\*New Fence, New RPR, new kitchen, rubber in garage floor, new blind, new paint, new floor, new lighting.\*\*\* Don&rsquo;t miss out on this incredible opportunity! Book your private showing today to experience this remarkable home firsthand!

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