



GRASSROOTS
REALTY GROUP

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274 Royal Birch Way NW
Calgary, Alberta

MLS # A2206836



\$790,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub, Shed		

Welcome to this stunning, beautifully renovated, freshly painted 2-storey, 4 level split home offering 4 bedrooms, 3.5 bathrooms, and over 2,700 sq ft of beautifully finished living space. Situated in a quiet, family-friendly location, this home combines comfort, functionality, and style—perfect for modern family living. Step inside to a bright and open main floor to the kitchen, dining room and living room. The sun-filled kitchen boasts spectacular renovations (2022) with quartz countertops including the center island, updated cabinets, luxury vinyl plank throughout the main floor, flowing seamlessly into the spacious living room with a cozy corner gas fireplace and a generous dining area. Off the dining room leads to a large deck with a retractable awning, with stairs descending to the second level of the deck then down to a beautifully landscaped west-facing backyard, complete with a fire pit, seating area with an interlocking concrete patio and hot tub with canopy cover—ideal for outdoor entertaining. Upstairs, you’ll find a massive bonus room with vaulted ceilings, a serene primary bedroom with a luxurious, renovated 4-piece ensuite (2024) featuring an oversized shower, skylight, and walk-in closet. Two additional good-sized bedrooms and a 4-piece main bath complete the upper level. Enjoy breathtaking mountain views from both the primary and second bedroom. The professionally developed basement includes a large family room, 4th bedroom, 4-piece bathroom, and a laundry area—perfect for guests or growing families. Additional features include recently purchased washer/dryer, recently purchased dishwashing machine, new tankless hot water for endless hot water, A/C, water softener, central vacuum system, double attached garage with epoxy flooring and slat wall installed for customizable storage, 2-piece powder room on the main floor, impeccably

maintained—pride of ownership throughout, walking distance to schools, parks, shopping, and transit, quick access to Country Hills Blvd & Stoney Trail. This is an exceptional opportunity to own a turnkey family home in a sought-after location. Don’t miss out—book your private showing today!