



**54 Royal Birch Landing NW
Calgary, Alberta**

MLS # A2209427



\$974,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)		

Inclusions: N/A

* SEE VIDEO * OPEN HOUSE SUNDAY APRIL 20 1-4PM * Perfectly located on a quiet cul-de-sac in the highly sought after community of Royal Oak, this spacious family home sits on one of the largest pie-shaped lots in the neighbourhood—offering plenty of room to rest, relax, and entertain! Step inside to find beautiful hardwood flooring with a bright front living room, a formal dining area, a separate den, and a cozy family room with a mantel fireplace. The kitchen is designed for both function and style, featuring granite countertops, a tiered island with a breakfast bar, large pantry, and sleek appliances complete with a brand new dishwasher, fridge and oven - all connected to a generous dining area and large patio for a seamless blend of indoor-outdoor living. Upstairs, you will find four comfortable bedrooms and a cozy bonus room, perfect for family movie nights or a kids’s hangout. The large primary bedroom includes a walk-in closet and a private ensuite with dual sinks, a jetted tub, and a separate shower. The walkout basement is full of potential and opens directly to the vast backyard—ideal for future development and creating your dream outdoor space. Tucked away in a peaceful location, yet just minutes from transit, schools, parks, shopping, and restaurants, this home truly has it all! Don’t wait, book your showing today!