



**6 Royal Birkdale Court NW
Calgary, Alberta**

MLS # A2291181



\$809,800

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Spacious and thoughtfully designed 4-bedroom home set on a quiet, private court, just minutes from Royal Oak and William D. Pratt Schools, parks, and recreation. The main floor welcomes you with hardwood flooring and a central layout. To the right, French doors open to a spacious private den featuring custom built-in shelving, desk, cupboards, and granite counters. The large open kitchen offers an oversized island with double sink, granite counters, and extensive cabinet and counter space. A walk-through pantry with custom cabinetry connects directly to the laundry area and the fully insulated, drywalled, heated double garage. Ideal for entertaining, the adjoining family room features a gas fireplace with built-ins, while the bright eating nook/dining area overlooks the backyard. The private, fully fenced yard features a large deck, brick patio, planter boxes, and a hot tub area—perfect for summer evenings and outdoor living. A centrally located powder room completes the main floor. Upstairs, you’ll find four generous bedrooms. The primary suite features a double-door entry, a spacious layout, a 5-piece ensuite with double sinks, separate shower, and soaker tub, along with a large walk-in closet. The three additional bedrooms all offer ample closet space, including one with its own walk-in closet, and are served by a central 4-piece bath. The fully finished lower level is wide open and includes a walk-in steam bath with shower, a wet bar, and a cedar closet. Additional features include central air conditioning for year-round comfort. This excellent location provides easy access to top schools, playgrounds, the Rocky Ridge YMCA, shopping, dining, and amenities at Crowfoot Centre. Commuters will appreciate convenient access to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail.