



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

MLS # A2294874



\$706,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance		

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

Inclusions: n/a

EXTENSIVELY RENOVATED | BACKS ON TO GREEN SPACE | FRONT ATTACHED GARAGE | FINISHED BASEMENT | LOCATED IN SOUGHT-AFTER ROYAL OAK | Welcome to this beautifully updated home in the highly sought-after community of Royal Oak—where comfort, style, and location come together seamlessly. This front-attached double car garage home offers incredible curb appeal and backs directly onto serene green space, providing privacy and peaceful views with no neighbors behind. From the moment you step inside, you’re greeted by a soaring high-ceiling foyer that sets the tone for the spacious and thoughtfully designed layout. The main floor features a bright and inviting living room, flooded with natural sunlight and centered around a stunning gas fireplace—perfect for cozy evenings or entertaining guests. The renovated kitchen is truly eye-catching, boasting ample cabinet and counter space, ceiling-height cabinetry, and a gorgeous backsplash that ties the space together beautifully. Adjacent to the kitchen, the dining area is bathed in natural light thanks to large patio doors that open to the backyard, creating an ideal indoor-outdoor flow. Convenience is key on this level, with a 2-piece bathroom, a dedicated laundry area, and a functional mudroom that provides direct access to the garage—perfect for busy families and everyday living. Upstairs, you’ll find three well-appointed bedrooms, including a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite. A versatile family room offers the perfect space for movie nights, a kids’ play area, or a home office. This level is completed with an additional 4-piece bathroom, ensuring comfort and functionality for the whole family. The fully finished basement expands your living space even further, featuring a large

recreation room with a wet bar—an ideal setup for hosting gatherings or creating your own entertainment hub. A 4-piece bathroom and a generous utility room with ample storage add even more value to this lower level. This home has seen numerous recent upgrades, including a renovated kitchen, new fencing, an upgraded garage floor, fresh paint throughout, new flooring, modern lighting fixtures, and stylish window coverings—allowing you to move in with confidence and ease. Located in a family-friendly neighborhood, Royal Oak offers an abundance of nearby amenities including parks, schools, shopping plazas, and easy access to major routes—making it an ideal place to call home. This is a rare opportunity to own a turn-key property in a prime location with unbeatable backyard views—don’t miss it.