



GRASSROOTS

REALTY GROUP

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**186 Royal Birkdale Crescent NW
Calgary, Alberta**

MLS # A2296974

\$1,125,000



Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub with Attachments, 2 Sheds

Welcome to this beautifully renovated and thoughtfully expanded walkout two-storey home, ideally located on a rare pie-shaped lot backing directly onto a scenic ravine and pathway system in the highly sought-after community of Royal Oak. Offering over 3,700 sq. ft. of developed living space, this home has been extensively improved, including a substantial 2009 addition that enhanced the main living areas, expanded the primary suite and ensuite, and created a larger walkout basement—providing exceptional space and functionality for today’s lifestyle. The main floor features a bright and open layout with rich hardwood flooring, a spacious living room with gas fireplace, and a well-appointed kitchen complete with granite countertops, stainless steel appliances, and a large central island. A dedicated main floor office and a custom mudroom add valuable everyday convenience. A true highlight of the home is the expansive rear dining area addition, surrounded by large windows that capture stunning ravine, mountain and skyline views—creating an exceptional space for both everyday living and entertaining. Upstairs, the generously sized primary retreat offers beautiful views, a walk-in closet, and a well-appointed ensuite with a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and the convenience of an upper-level laundry room complete the second floor. The fully developed walkout basement provides outstanding additional living space, featuring a large family room with custom built-ins and fireplace, a recreation room, fourth bedroom, full bathroom, and a versatile workshop area. Step outside to your private, expansive southwest facing backyard oasis featuring terraced landscaping with mature trees, retaining walls, multiple seating areas, a covered patio, an upper deck with glass railing, and a

hot tub. Perfect for entertaining friends and family all year long! Incredible ravine, city and mountain views, direct access to the pathway system and no rear neighbors behind. This is the type of backyard setting rarely found in Calgary! Additional updates include Vinyl Decking (2023), Rear Deck 2009), Hot Water Tank (2019), and LG Electric Range & Dishwasher (2024). This is a rare opportunity to own a walkout home on one of Royal Oak's most desirable locations.