



GRASSROOTS
REALTY GROUP

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**230 Royal Birch View NW
Calgary, Alberta**

MLS # A2299639



\$1,835,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,249 sq.ft.	Age:	2026 (0 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Two dishwashers, microwave, rangehood, 2 fridges.		

OPEN HOUSE ON SUNDAY, MAY 3 FROM 1-4 PM!! Backing onto greenspace with direct access to biking and walking trails, this expansive custom built 5+3 bedroom home with a FULLY DEVELOPED WALK OUT BASEMENT offers over 4,600 sq ft of beautifully designed living space. The main level features luxury vinyl plank flooring, soaring ceilings, and stylish lighting throughout. A dramatic front living room with a towering ceiling flows into a welcoming family room, highlighted by a floor to ceiling feature wall with fireplace. This open concept continues into the spacious dining area and the stunning kitchen, complete with a waterfall island/eating bar, abundant cabinetry, a high end appliance package, and a fully equipped spice kitchen/butler's pantry. A generous main floor bedroom with its own private 3 piece ensuite is ideal for guests or multi generational living. An office tucked quietly down the hall provides an excellent work from home space, and a 2 piece powder room completes the level. Upstairs, a central bonus room anchors the second floor, which hosts four additional bedrooms—two with private ensuites—along with a 3 piece Jack & Jill bath and a convenient laundry room. The primary retreat impresses with a dramatic tray ceiling, a walk in closet, and a luxurious 5 piece ensuite featuring dual sinks, a relaxing soaker tub, and a separate shower. The walk out basement is perfectly suited for extended family living, offering its own spacious living room with a floor to ceiling feature fireplace and built ins, a dining area, and a well appointed kitchen with quartz countertops, an eating bar, ample cabinetry, and stainless steel appliances. Three sizeable bedrooms (including one with a 4 piece ensuite), a 4 piece main bath, and private laundry facilities complete this level. Additional highlights include central air conditioning, Smart Home features,

and built in speakers. Outdoors, enjoy a back deck overlooking the greenspace, a covered patio, and effortless parking with a triple attached garage. This exceptional property is close to schools, shopping, parks, and public transit, with quick access to Country Hills Blvd and Stoney Trail—offering convenience, space, and a rare connection to nature.