



GRASSROOTS

REALTY GROUP

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**17 Royal Birch Way NW
Calgary, Alberta**

MLS # A2304084



\$765,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Back Lane, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shelves in Garage, Shed, Fridge, Stove, and Microwave in Basement

Welcome to this exceptional family home offering nearly 2,000 sq. ft. of beautifully designed living space above grade, plus a newly developed legal 2-bedroom basement suite—perfect for generating rental income, accommodating extended family, or creating a private guest retreat. Step onto the charming covered front porch and into the spacious front foyer, where you'll immediately appreciate the home's warm and inviting atmosphere. The open-concept main floor is designed for both everyday living and entertaining, featuring rich hardwood flooring, a bright vaulted dining area flooded with natural light, and a cozy gas fireplace anchoring the spacious living room. The thoughtfully designed kitchen is sure to impress with quartz countertops, a large central island, corner pantry, and stylish glass block accents framing the newer stove. Conveniently located off the attached double garage are the main-floor laundry room and a powder room. Upstairs, the family-friendly layout continues with a generous bonus room complete with a second gas fireplace—an ideal space for movie nights or relaxing after a busy day. Three spacious bedrooms provide plenty of room for the growing family, with built-in desks in both secondary bedrooms. The primary retreat offers a luxurious 5-piece ensuite featuring a jetted tub, separate shower, dual sinks, and a large walk-in closet. Freshly painted throughout much of the home, this property is truly move-in ready. Downstairs, the bright legal suite offers large windows, new appliances, two spacious bedrooms, and its own comfortable living space. Additional upgrades include two furnaces, two electrical panels, and a large-capacity hot water tank that is less than three years old. Outside, you'll find excellent curb appeal with a wide driveway, poured concrete walkways, a large backyard patio, and plenty of yard space for children

and pets to enjoy. Best of all, there's direct gated access to the school field and an incredible playground just steps away. Located in one of Calgary's most sought-after family communities, you'll enjoy nearby parks, pathways, schools, shopping, churches, LRT access, and quick connections to Stoney Trail for an easy commute or weekend escape to the mountains.