



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

**MLS # A2304084**



**\$785,000**

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

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

**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

This beautiful home is nearly 2000 square feet above grade with a separate legal two bedroom suite in the basement. Large front foyer from the covered front porch to welcome guests. The large open concept Living room, kitchen and dining room features hardwood floors, with a vaulted ceiling in the dining room surrounded with natural light. The living room features an inviting gas fireplace, while the kitchen features quartz counters, and glass block light on either side of the 2 year old stove. There is a spacious corner pantry and a large central island. The main floor laundry and a 2 piece bath are next to the attached double garage entrance. Upstairs there is a spacious bonus room/family room with another corner gas fireplace, plus 3 spacious bedrooms for the family. Each of the children's rooms have built-in desks, while the primary bedroom features a 5 piece ensuite with a jetted tub, separate shower and double sinks, plus a spacious walk-in closet. The basement features a newly developed legal two bedroom suite with lots of bright windows and a great place for renters or your family needing their own living space. There are two furnaces and two electric panels, and a large capacity hot water tank. Lots of windows for natural light and the appliances are also new as well! There is a wide front driveway and poured concrete walks along the house. A large concrete patio is in the backyard plus a nice yard for kids to play with a gate to the school and the amazing playground across the field! This is one of Calgary's best family neighbourhoods with parks, pathways, shopping, churches, and LRT close by. Easy access to Stoney Trail and the mountains as well. Homes like this rarely come available! Please come soon. Possession date can be flexible.