



**149 Royal Birch Crescent NW
Calgary, Alberta**

MLS # A2309241



\$689,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: N/A

****Open House Saturday 2 pm to 4 pm**** Beautifully located on a quiet street and within walking distance to shopping and transit, this well-maintained home is an exceptional opportunity for families and anyone seeking comfort, style, and convenience. From the moment you arrive, you'll appreciate the inviting curb appeal and impressive vaulted entryway. The bright open-concept main floor is tastefully finished in warm neutral tones and has been freshly painted, creating a clean and modern feel throughout. The spacious family room features a cozy gas fireplace and flows seamlessly into the kitchen, complete with maple cabinetry, a central island with breakfast bar and a sunny dining nook overlooking the backyard. Elegant luxury vinyl plank flooring enhances the dining area, kitchen, washrooms, and mud room, adding both style and durability. Upstairs, a centrally located bonus room separates the spacious primary retreat from the two additional bedrooms, offering excellent privacy and functionality for families. The primary bedroom features a soaring ceiling and a well-appointed ensuite with dual sinks, a large soaker tub, and separate shower. The fully developed basement offers even more living space with a large recreation room, a fourth bedroom with oversized window, a full bathroom and generous storage space. Surrounded by mature trees, the beautifully landscaped backyard provides a peaceful outdoor retreat with a deck featuring glass railings — perfect for enjoying summer evenings. A convenient side shed offers additional storage for garden tools and seasonal items. Additional updates include replaced vinyl siding for added peace of mind. Don't miss the opportunity to own this move-in-ready family home in a fantastic location!