



GRASSROOTS
REALTY GROUP

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263 Royal Birch Way NW
Calgary, Alberta

MLS # A2316974



\$724,999

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,781 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Garden, Landscaped, Low Maintenance Landscape, Private, Rectan		

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

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: n/a

FRESHLY RENOVATED HOME | BEAUTIFUL BACKYARD | FRONT ATTACHED GARAGE | FINISHED BASEMENT | LOCATED IN SOUGHT-AFTER ROYAL OAK | WELL-MAINTAINED | Welcome to this beautifully updated and meticulously maintained home in the highly sought-after community of Royal Oak. Offering an exceptional blend of comfort, style, and functionality, this family-friendly home is move-in ready and loaded with upgrades throughout. Step inside and immediately appreciate the beautiful hardwood flooring that flows throughout the main level. The impressive open-to-above foyer creates a grand first impression, filling the entryway with natural light and a sense of spaciousness. Fresh paint throughout the home, newly painted ceilings, updated door and window casings, and new blinds provide a modern, refreshed feel from top to bottom. The bright and spacious living room is the perfect gathering place, featuring a cozy gas fireplace and an open-concept design that seamlessly connects to the kitchen and dining areas. The well-appointed kitchen offers abundant cabinet space, newer stainless steel appliances, a large island, and a pantry complete with custom built-in shelving for optimal organization. The adjacent dining area is bright and inviting, making it ideal for both everyday family meals and entertaining guests. The main floor is further complemented by a convenient 2-piece powder room and a dedicated laundry area with updated cabinetry. Upstairs, you'll find a stunning bonus room with vaulted ceilings and a second gas fireplace, creating the perfect space for family movie nights or relaxing evenings. The spacious primary retreat features a walk-in closet and a beautifully appointed 4-piece ensuite with updated countertops and modern plumbing fixtures. Two additional generously sized bedrooms and another updated 4-piece bathroom complete

the upper level. The fully developed basement offers even more living space, featuring a large recreation room, an additional bedroom, a full bathroom, ample storage, and a utility room. Outside, the backyard is truly a showstopper. Enjoy beautiful low-maintenance landscaping, a stunning patio area, and plenty of space for outdoor entertaining. Whether you're enjoying your morning coffee, hosting summer BBQs, or simply relaxing outdoors, this backyard is designed to impress. Additional features include built-in speakers throughout the home, central vacuum rough-ins, newer carpet upstairs, updated bathroom countertops, newer laundry cabinetry, and an attached front double garage. Located in the desirable community of Royal Oak, this exceptional home is close to schools, parks, shopping, restaurants, transit, and numerous amenities, making it the perfect place to call home. Don't miss this incredible opportunity to own a beautifully upgraded home in one of Northwest Calgary's most desirable neighbourhoods.