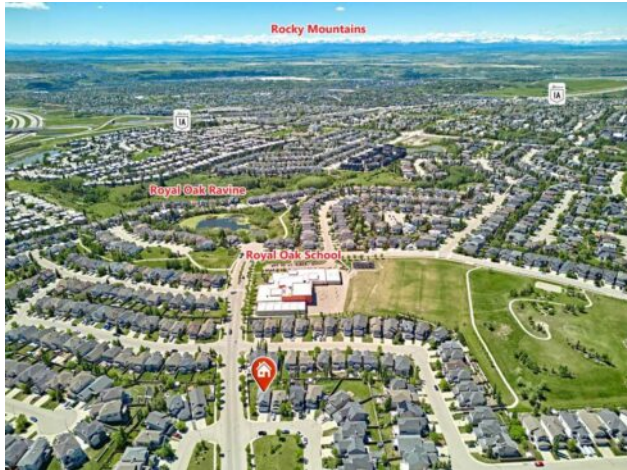




**153 Royal Birch Bay NW
Calgary, Alberta**

MLS # A2319746



\$699,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Open House June 13th (Saturday) 1-3PM. You'll be amazed at how attractive this bright open floor plan is! The owners have taken great care to maintain this 3-bedrm Bonus room design with about 1700 sq ft of living space. Great location with views, 6189 SF pie lot & lots of parking. The main living area is very bright & open with an extra large great room overlooking the kitchen/nook combo! Plus a good-sized front entry, perfect for guests with elbow rm. The kitchen/nook area offers the ideal entertaining room & features modern maple cabinets, Quartz countertops. The new big Island with extra storage carbines. Large nook has south views. The large master bedroom features high ceilings, walk-in closet & a full 4 pce ensuite with big corner jetted tub/separate shower! Upgrades - front covered entry, maintenance free exterior cladding & south facing rear deck, A/C, main floor laundry room, Super sized pie shaped corner homesite. The basement is unspoiled and ready for your design. Plus many more details! "Must see Home!"