



GRASSROOTS
REALTY GROUP

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208 Royal Birch Circle NW
Calgary, Alberta

MLS # A2320878



\$674,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Level, Low Maintenance Landscape, See		

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

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Vinyl Windows

Inclusions: N/A

Location Alert! Rare walkout home backing onto green space with stunning mountain and C.O.P. views, offering 3 bedrooms upstairs and over 2,000 sq. ft. of fully developed living space on a large lot just steps from schools! Welcome to this exceptional family home, beautifully finished and perfectly situated on a premium lot with breathtaking mountain and Canada Olympic Park views. Located just a few minute walk to the Royal Oak (K-4) & William D. Pratt (5-9) schools! With its prime location close to the Royal Oak Shopping Centre & YMCA, & easy access to Crowchild/Stoney Trails & Tuscany LRT, everything you've been searching for in your new home is right here ready & waiting for you!, this is a rare opportunity in an ideal family focused community. Step inside to discover a bright, open layout featuring soaring vaulted ceilings in the front foyer, maple hardwood floors, upgraded lighting, and a welcoming living room anchored by a cozy gas fireplace. Large windows frame the lush green space and mountain views, filling the home with natural light. The open-concept design flows seamlessly into the dining nook, complete with patio doors leading to the large south facing deck, and into the beautifully appointed kitchen. The standout kitchen boasts upgraded cabinetry, sleek granite countertops, a large island, professional grade KitchenAid stainless steel appliances, a spacious corner pantry, and abundant prep and storage space perfect for home chefs and entertaining alike. Completing the main level is a convenient 2 piece powder room and a functional mudroom featuring a washer and dryer, customized storage, and direct access to the oversized double attached garage. Upstairs, the spacious primary suite offers spectacular views over the green space and mountains, along with a well-designed ensuite featuring a comfort height vanity and

separate shower. Two additional bedrooms provide generous closet space and share a modern 4 piece bathroom with an oversized soaker tub. The developed walkout basement offers a bright and spacious recreation room, ideal as a bonus room, games room, family movie area, or kids' play space, while still providing plenty of additional storage. Enjoy outdoor living in the sunny backyard oasis with mature landscaping and a large patio, perfect for relaxing evenings or weekend entertaining. Additional highlights include upgraded roof shingles, hardwood stairs and upper flooring, upgraded mechanical systems, fresh paint, motion-sensor lighting that automatically turns off when you leave the room, and central air conditioning for year round comfort. This home showcases true pride of ownership with thoughtful upgrades throughout, all in a peaceful setting just minutes from parks, athletic fields, shopping, and quick access to the new Ring Road. Move in ready and a must see. Call today to book your private showing!