



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

**MLS # A2322260**



**\$679,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Many Trees, Rectangular Lot		

<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:** Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Alarm

Across from a green space and within walking distance to Royal Oak School and nearby parks, this exceptionally maintained home combines a family-friendly layout with a beautifully landscaped outdoor retreat. Natural light pours through the home thanks to the sought-after SOUTHWEST BACKYARD exposure, creating bright and welcoming living spaces throughout the day. An impressive OPEN TO ABOVE foyer sets the tone upon arrival while rich HARDWOOD FLOORING adds warmth to the main living area. Gather around the FIREPLACE on cooler evenings and enjoy a comfortable setting for both entertaining and quiet nights at home. CENTRAL AIR CONDITIONING ensures comfort throughout the warmer months. UPDATED LIGHT FIXTURES bring a fresh, modern touch to the heart of the home. Preparing meals feels effortless with GRANITE COUNTERTOPS, a CENTRE ISLAND with casual seating, ample cabinetry and excellent workspace. Surrounded by windows, the dining area connects directly to the upper deck, encouraging a seamless indoor and outdoor lifestyle. Tucked away near the garage, a private powder room adds convenience for quick clean-ups upon entry. Everyday routines become easier with a spacious mudroom that incorporates laundry and practical storage. Upstairs, thoughtful separation between the sleeping areas enhances privacy. A generous bonus room creates flexibility for movie nights, homework, gaming or relaxation. Retreat to the primary suite where a WALK-IN CLOSET and 4-piece ensuite contribute to a comfortable personal escape. Two additional bedrooms benefit from upgraded closet systems while a full 4-piece bathroom serves the upper level. Downstairs, the PERMITTED basement development expands the living space with a large recreation area, DRY BAR, 4th bedroom, and another full

4-piece bathroom, making it well suited for guests, teenagers or multi-purpose family living. Outside, a beautifully landscaped backyard delivers a true outdoor retreat. A 2-TIER DECK with GLASS RAILING creates multiple areas for lounging and dining, while storage beneath the deck keeps seasonal items neatly tucked away. Mature trees, LANDSCAPE LIGHTING, raised garden beds, and a deep yard combine to create an inviting setting for play, gardening, and summer gatherings. Parking and storage needs are well addressed through the DOUBLE ATTACHED GARAGE featuring overhead storage racks and a SIDEMOUNT GARAGE DOOR OPENER for improved functionality. Added peace of mind comes from a NEW HOT WATER TANK installed in 2026. Convenient access to parks, pathways, shopping, restaurants, transit, and major routes further enhances the appeal of this move-in ready home in a location that continues to be a favourite among families.