



**42 Royal Birch Landing NW
Calgary, Alberta**

MLS # A2322313



\$669,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: N/A

Welcome to this beautiful well cared for original owner home, with over 2000sqft of developed living space. Total of 4 bedroom and 4 Bathrooms for your family comfort. Step inside this open floor plan 2 story home that leads you into the living room with a gas fireplace and new Maple Hardwood floors, Large windows and open to a full kitchen with Dining area. From the Dining area a door leads you to the amazing deck over looking the nicely landscaped backyard with gardens, trees and a water feature. Enjoyable for summer and year around leisure. From the wide open to above staircase you have a nice loft area for any use your heart desires, Home also has 3 large bedrooms upstairs with a great size Primary bedroom and ensuite bath, oak hardwood flooring and a walk in closet. With a second full 4 peice bathroom to top it off. The Basement is newly fully developed with a family room, large Bedroom and a 4th Bathroom. Furnace was replaced a year ago, and this also was upgraded with a tankless hotwater on demand system. This is a must see home sitting on one of the best cul de sac locations of Royal oak, Walk to Schools and parks easily, great neighbours and a great home, Call now for all your showings.