



**230 Royal Birch View NW  
Calgary, Alberta**

**MLS # A2322415**



**\$1,799,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,233 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Basement appliances: Dishwater, Refrigerator, Rangehood

Backing onto a beautiful greenspace, this exceptional custom-built home offers over 4,600 sq. ft. of luxurious living space, including a fully developed walkout basement. Featuring 8 bedrooms, 7 bathrooms, and a triple attached garage, this residence was thoughtfully designed for large families, multigenerational living, and effortless entertaining. The main floor showcases soaring ceilings, expansive windows, and a bright open-concept layout designed for both everyday living and hosting. A welcoming front bonus room creates an impressive first impression upon entry, while the chef-inspired kitchen serves as the heart of the home, complete with a waterfall island, premium appliance package, extensive cabinetry, and a fully equipped spice kitchen. The adjoining dining area seamlessly connects the space, while the spacious family room at the rear of the home is anchored by a stunning floor-to-ceiling fireplace feature wall and overlooks the greenspace through large windows. A generously sized main-floor bedroom with a private ensuite provides excellent accommodation for guests or extended family, while a dedicated office offers a quiet and functional workspace. A convenient powder room completes the level. The upper floor is highlighted by an impressive front-facing bonus room featuring a dramatic open-to-below design overlooking the foyer, creating a bright and airy atmosphere. Adjacent to the bonus room is a versatile flex space ideal for a home office, study area, children's playroom, or additional sitting room. The luxurious primary retreat offers a tray ceiling, spacious walk-in closet, and a spa-inspired ensuite complete with dual vanities, a soaker tub, and a separate glass shower. Four additional bedrooms, including two with private ensuites, a Jack-and-Jill bathroom, and an upper-level laundry room provide exceptional functionality for growing families. The

fully developed walkout basement is ideal for extended family living, featuring a spacious recreation and living area with a feature fireplace, a full kitchen, dining space, three additional bedrooms, two bathrooms, and its own laundry facilities. Large windows and walkout access create a bright and welcoming lower level. Additional highlights include central air conditioning, Smart Home integration, built-in speakers, and premium finishes throughout. Outside, enjoy a large rear deck overlooking the greenspace, a covered walkout patio, and a private backyard setting that offers a rare sense of openness and tranquility. Located close to schools, parks, shopping, public transit, Country Hills Boulevard, and Stoney Trail, this remarkable property combines luxury, functionality, and an exceptional setting in one impressive package.