



**GRASSROOTS**  
REALTY GROUP

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**29 Royal Birkdale Drive NW**  
**Calgary, Alberta**

**MLS # A2330227**



**\$968,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak                                          |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                           |               |                   |
| <b>Size:</b>     | 2,528 sq.ft.                                       | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 6                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, No Back Lane, Rectangular Lot   |               |                   |

|                    |                                                                                                                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                        | <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> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                   |                   |      |

Main-floor bedroom, central air conditioning, heated garage with epoxy flooring, and a sunny southwest-facing backyard that fills the living room and kitchen with natural light—this meticulously maintained home offers exceptional family living with five bedrooms above grade, a custom theatre room, and a fully finished basement. Ideally located in one of Northwest Calgary's most sought-after communities, the protected green space directly in front of the home provides lasting views, added privacy, and a peaceful park-like setting. As you step inside, you are greeted by gleaming hardwood flooring, a main-floor full bedroom, and a beautifully designed kitchen featuring ceiling-height cabinetry, a corner pantry, quartz countertops, a smart Samsung refrigerator, stainless steel appliances, and a gas range—perfect for both everyday living and entertaining. The main floor showcases impressive 9-foot ceilings with premium Level 5 ceiling finish, offering a smooth, high-end look throughout. The bright dining area is filled with natural light and opens to the rear deck through sliding patio doors. Upstairs, you'll find four spacious bedrooms along with a stunning custom theatre room—perfect for movie nights and family gatherings. The primary retreat features a luxurious 5-piece spa-inspired ensuite with dual sinks, a deep soaker tub, and a separate shower. The convenient upper-floor laundry room completes this level, which also features premium Level 5 ceiling finish throughout. The fully finished basement adds incredible versatility with a large open recreation area ideal for a children's play zone, games area, home gym, or a relaxed family lounge. A fifth bedroom, a full 3-piece bathroom, and ample storage complete the lower level. The double-attached heated garage, upgraded with durable epoxy flooring for both style and function,

connects directly to the mudroom, keeping daily organization simple and efficient. Royal Oak is one of the most sought-after communities in Northwest Calgary, offering close proximity to the CTrain station, top-rated private schools like Renert School, the Shane Homes YMCA at Rocky Ridge, easy access to Stoney Trail, and countless shopping, dining, and lifestyle amenities. Call today to book your private viewing!