



GRASSROOTS
REALTY GROUP

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202 Royal Birch Heath NW
Calgary, Alberta

MLS # A2343055



\$645,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: The master bedroom bed frame, two drawers and two nightstands can all be included in the sale.

Welcome to this fully developed two-storey home, ideally situated on a quiet cul-de-sac in the highly desirable community of Royal Oak. Backing onto a peaceful reserve area, this home offers a wonderful combination of comfort, functionality, and privacy. The main floor features a spacious and inviting living room highlighted by a cozy corner fireplace. The kitchen is complete with granite countertops and offers plenty of space for everyday living and entertaining, along with a convenient walkthrough pantry providing direct access between the kitchen and the garage. Upstairs, you will find three bedrooms, including a spacious primary bedroom with a walk-in closet and a full ensuite featuring a relaxing corner soaker tub. Two additional bedrooms provide comfortable space for family members or guests. The upper level also features a large bonus room with vaulted ceilings, creating a bright and open space for family gatherings or relaxation. The fully developed basement adds even more living space with a huge recreation room, perfect for a home theatre, games room, fitness area, or family entertainment space. For added peace of mind, the home has also benefited from recent mechanical updates, including a furnace replaced in October 2022 and a hot water tank replaced in March 2022. Step outside to enjoy the fully landscaped and fenced backyard, complete with a generous 14' x 14' cedar deck. With the added privacy of backing onto a reserve area, this is a wonderful space to relax and enjoy the outdoors. Located in the sought-after community of Royal Oak and close to parks, pathways, schools, shopping, and everyday amenities, this home offers an exceptional opportunity for families looking for space, comfort, and a fantastic location. Don't miss your opportunity to make this beautiful home yours!

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