



GRASSROOTS
REALTY GROUP

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

MLS # A2343990



\$1,698,777

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,249 sq.ft.	Age:	2025 (1 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Driveway, Parking Pad, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Smart Home, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	AIR CONDITION		

SHOWHOME CUSTOM BUILT DOWNTOWN VIEW BACKING ON TO GREEN SPACE 8 BEDROOM HOUSE WITH VIEW NO NEIGHBOR IN FRONT AND BACK 10 FT MAIN FLOOR CEILING WITH CUSTOM 8 FT DOORS .3250 SQFT HOUSE HAS OPEN TO BELOW VERY MODERN PLAN .LIVING ROOM AND FAMILY ROOM ON MAIN FLOOR .2 KITCHENS SPICE KITCHEN DINING OFFICE ROOM ,MAIN FLOOR BEDROOM WITH ENSUITE AND COMMON WASHROOM.UPSTAIRS 4 BEDROOMS 2 ENSUITES WITH 2 MASTER BEDROOMS 2 OVERSIZE OTHER BEDROOMS LAUNDRY ROOM AND BONUS ROOM. WALKOUT FULLY FINISHED BASEMENT WITH 3 BEDROOM 2 FULL BATHROOMS KITCHEN LIVING ROOM DINING ROOM CUSTOM WINDOWS OVERSIZE DOORS ,AIR CONDITION