



GRASSROOTS
REALTY GROUP

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**95 Royal Birch Circle NW
Calgary, Alberta**

MLS # A2347446



\$625,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Greenbelt, Landscaped, Private, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: 1 Garage Remote Control, WIFI Garage Door Opener with camera, Hood Fan, Underground Irrigation & Components, Ceiling Fan, TV Wall Mount, NEST Doorbell Camera, Windmill in Backyard, NEST Exterior Cameras, Ecobee Thermostat, Heat Pump

Some homes simply make everyday life easier, and this is one of them. Thoughtfully cared for by the same owners over the years, it has been well lived in, meticulously maintained, and quietly improved along the way. There is an ease to the layout that you begin to appreciate almost immediately, something our homeowners noticed when they were selecting their floorplans, and one of the reasons they fell in love with the home in the first place. Come in through the attached garage, finished with a clean epoxy floor and newer garage door, and everything is right where you need it. The pantry, kitchen and main-floor laundry are all just a few steps away, making the rhythm of groceries, backpacks, laundry and everyday life feel remarkably simple. The kitchen naturally becomes part of that rhythm, mornings before everyone heads in different directions, quick dinners during the week, and slower weekends when there is nowhere you need to be. Around the corner, the living room is where the home really opens up. Soaring vaulted ceilings and an open-to-above design bring an unexpected sense of volume, while tall windows draw natural light through both levels. The fireplace anchors it all, creating the kind of gathering place that works just as well for Christmas morning as it does for a quiet evening at home. Outside, the backyard has evolved right alongside its owners. Once home to an impressive pond, today it has become a place to garden, with irrigation helping vegetables, herbs and greenery thrive throughout the warmer months. With the greenbelt just beyond, there is a sense of privacy here that is increasingly hard to find. Summer evenings can stretch a little longer around the fire table, with something on the barbecue and good company lingering well after dinner. Upstairs, all three bedrooms are kept together, a small detail that can make a meaningful

difference for family life. The primary bedroom is generously sized with its own ensuite and walk-in closet, while two additional bedrooms and a full bathroom sit just down the hall, equally suited to little ones, overnight guests or an at-home office. And then there is the basement. Entirely open and unfinished, it gives the next owners something increasingly valuable: the freedom to decide what they need from it. A playroom while the kids are young, a home gym, movie space, office, or a future development designed entirely around the way you live. Just as much care has gone into the things you don't immediately see. A new furnace and heat pump were added in 2024, while Gemstone exterior lighting adds a polished finishing touch outside. Many of the important pieces have already been looked after, leaving a home that feels genuinely ready for what comes next. And while plenty of life can happen right here, parks, playgrounds and the nearby greenbelt are just steps away, with Royal Oak schools, Shane Homes YMCA and Royal Oak Centre all within easy reach- Welcome home!