



GRASSROOTS
REALTY GROUP

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7 Royal Birch Green NW
Calgary, Alberta

MLS # A2350119



\$765,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,225 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Central, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, High Ceilings, Kitchen Island, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1N
Utilities:	-

Inclusions: Shed, Irrigation System (as-is)

An exceptional setting in Royal Oak! This beautifully positioned fully finished walkout bungalow offers a rare combination of privacy, views and versatile living space, with a west-facing backyard backing directly onto green space and the tranquil pond/wetlands beyond. Offering 1,225 sq. ft. above grade and over 2,300 sq. ft. of developed living space, the home features 4 bedrooms, 2.5 bathrooms and an attached double garage. The bright and inviting main level is highlighted by soaring vaulted ceilings, hardwood flooring and expansive windows that take full advantage of the beautiful natural setting. The kitchen features maple cabinetry, a centre island and corner pantry, opening to the dining and living areas where a gas fireplace creates a warm focal point. The primary retreat features a spacious walk-in closet and private 4-piece ensuite, while a second bedroom and convenient 2-piece powder room complete the main level. The fully developed walkout offers impressive high ceilings, a spacious family/recreation area with a second gas fireplace, two additional bedrooms, a full bathroom and excellent storage. Outdoor living is equally impressive, with an upper balcony overlooking the green space and water, plus a covered patio accessed directly from the walkout level. The west-facing exposure provides a peaceful setting to enjoy afternoon sun and evening skies, while a natural gas line adds convenience for outdoor entertaining. Recent updates include a furnace, refrigerator, range and washer all replaced within the past few years, while roof and attic repairs are scheduled for completion at the end of October. A storage shed and window coverings complete the property. Royal Oak offers an outstanding combination of schools, recreation, green space and everyday convenience. CBE schools serving the community include Royal Oak School (K–4) and William D. Pratt

School (Grades 5–9). Enjoy nearby playgrounds, Royal Oak Ravine and an extensive pathway network, along with convenient access to the Shane Homes YMCA at Rocky Ridge. Shopping, restaurants and services are close at hand, with Beacon Hill Costco and T&T Supermarket in Sage Hill just a short drive away. Quick connections to Crowchild Trail and Stoney Trail make getting around Calgary or heading west toward the mountains easy. A wonderful opportunity to own a walkout bungalow where vaulted interiors, inviting outdoor living spaces and an exceptional natural setting come together in a highly desirable Royal Oak location. (Photos virtually staged)