



GRASSROOTS
REALTY GROUP

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211 Royal Birch Way NW
Calgary, Alberta

MLS # A2350210



\$929,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,509 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Tire Racks, backyard storage sheds,

BACKING GREEN SPACE | 3 BEDROOMS | FINISHED BASEMENT | DOUBLE ATTACHED GARAGE | UPGRADED KITCHEN |
Welcome to an exceptional family home in Royal Oak, perfectly positioned in one of the community’s most desirable settings with direct backyard access to expansive green space and pathways. Beautifully maintained and showing 10/10, this spacious home combines an impressive layout, thoughtful upgrades, and the kind of location that is increasingly difficult to find. The main floor immediately feels bright and substantial, beginning with a soaring open-to-above foyer and flowing into multiple living spaces designed for both everyday family life and entertaining. The main living room is anchored by a double sided gas fireplace, while the separate dining area provides plenty of room for larger gatherings. At the heart of the home is the upgraded kitchen, finished with crisp white cabinetry, quartz countertops, a large centre island with seating, generous storage, pantry space, and an adjoining breakfast area surrounded by windows overlooking the backyard. A dedicated main-floor office, laundry room, powder room and direct access to the double attached garage add the practical features families need. Upstairs, the open-to-below design continues the sense of space and natural light. The large primary retreat offers a substantial walk-in closet and spacious 5-piece ensuite. It offer a unique raised sitting area with panoramic views, perfect for relaxing. The two additional bedrooms are well sized and have walk in closets, while having easy access to the full bathroom. The fully developed basement adds another level of flexibility with a huge recreation room, custom bar area, gym space, 2pc bath and exceptional storage/hobby room. Whether you envision a games room, home

theatre, fitness studio or entertaining space, there is room here to make it your own. Outside is where this property truly stands apart. The large backyard opens directly onto the pathway and green space, creating a rare sense of openness while giving you immediate access to walking routes, recreation and the surrounding community. A spacious rear deck provides an ideal place for summer dining and relaxing while taking in the view. Royal Oak offers an ideal balance of family-friendly living and everyday convenience, with Royal Oak School (K-4) and William D. Pratt School (Grades 5-9) located right within the community. You'll also enjoy quick access to Royal Oak Centre for groceries, shopping, banks, restaurants and Starbucks, along with nearby parks, pathways, natural spaces and the Shane Homes YMCA at Rocky Ridge for recreation and fitness. With easy connections to C-Train, Stoney Trail and Crowchild Trail, Royal Oak makes both daily errands and commuting across the city simple.