



THE
A-TEAM

**RE/MAX
FIRST**

71 ROYAL BIRCH Cove, Calgary T3G 5P9

MLS®#: **A2112115**

Area: **Royal Oak**

Listing Date: **03/04/24**

List Price: **\$1,181,250**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

3,132 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,219

Low Sqft:

Ttl Sqft:

1,219

DOM

76

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**

Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Nook	Main	13`2" x 9`6"
Great Room	Main	13`2" x 14`3"	Bedroom - Primary	Main	12`6" x 14`0"
5pc Ensuite bath	Main		4pc Bathroom	Basement	
Bedroom	Basement	11`6" x 12`0"	Bedroom	Basement	11`0" x 12`0"
Family Room	Basement	13`3" x 19`3"			

Condo Fee:
\$444

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-C2

Legal Desc: **2211577**

Remarks

Pub Rmks: **Experience the epitome of luxury living in this exquisite bungalow walkout duplex crafted by Janssen Homes. Step inside and be greeted by soaring 10' ceilings, a hallmark of opulence. The basement is thoughtfully developed, offering ample space for relaxation and entertainment. Admire the sleek aesthetics of full-height cabinets and quartz countertops adorning the kitchen and bathrooms. Revel in the harmony of hardwood, tile, and plush carpet flooring throughout the home. Curl up by the inviting gas fireplace on chilly evenings, or step out onto the expansive rear deck to bask in the serene beauty of the ravine beyond. Pamper yourself in the sumptuous soaker tub and indulge in the luxury of a tile shower in the master bedroom. The kitchen is a chef's dream, boasting luxury stainless steel appliances that elevate your culinary experience. Convenience is key with the inclusion of a washer and dryer for effortless laundry care. *Photos are representative***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











