



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 ROYAL BIRCH Cove, Calgary T3G 5P9**

MLS® #: **A2125496**

Area: **Royal Oak**

Listing Date: **04/23/24**

List Price: **\$1,391,250**

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:

**3,162 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,217**

Low Sqft:

Ttl Sqft:

**1,217**

DOM

**26**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow, Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsm:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**

Int Feat:

**No Animal Home, No Smoking Home, Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>13`2" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 14`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Nook</b>	<b>Lower</b>	<b>11`0" x 9`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 12`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 8`6"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`3" x 19`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`6" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$445**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-C2**

Legal Desc: **2211577**

Remarks

Pub Rmks:

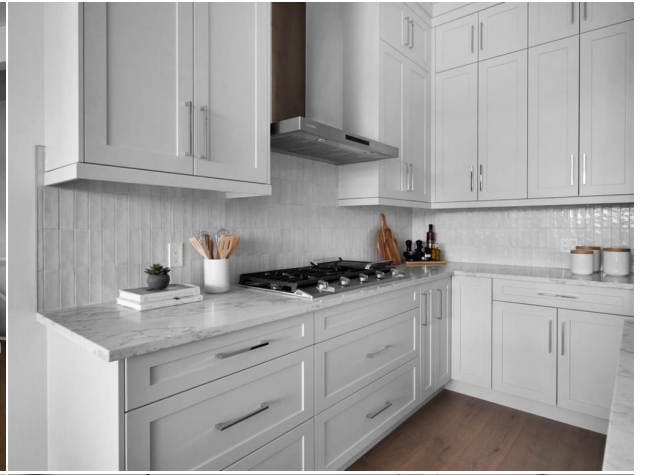
**The Villas at Birch Point gives you the opportunity to live in an exclusive project in one of NW Calgary's most beloved communities—Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom, 2.5-bath, 2,240 sq. ft. (1,217 sq.ft. main floor RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle perfectly. The main floor open-concept layout features 10' high main floor ceilings, a chef-inspired kitchen with an upgraded appliance package, quartz countertops throughout and custom full-height cabinetry opening onto the dining room. The spacious living room is completed with a gas fireplace and access to an expansive 15' x 10' balcony overlooking the scenic, natural surroundings. A spacious primary bedroom appointed with a 5-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet and in-suite laundry for added convenience completes the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom and additional living space with a wet bar that is perfect for entertaining. Walk-out access to a lower-level concrete patio with professionally designed landscaping included. The Villas at Birch Point have been crafted for better living with no detail overlooked. The high-quality, low-maintenance materials ensure long-term, worry-free living. The Villas have been constructed 'Elevator Ready' to accommodate future elevator installation if desired. Condo fees include building insurance, exterior building maintenance and long-term reserve/replacement fund, landscape maintenance, snow removal service, and garbage/recycling/organics service so you can enjoy the Royal Oak lifestyle. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, you're never too far from your favourite places in the NW. Possession estimated January 2025 —make this exclusive opportunity yours today! RMS measurements taken from plan as home is under construction. Photos from similar unit.**

Inclusions:  
Property Listed By:

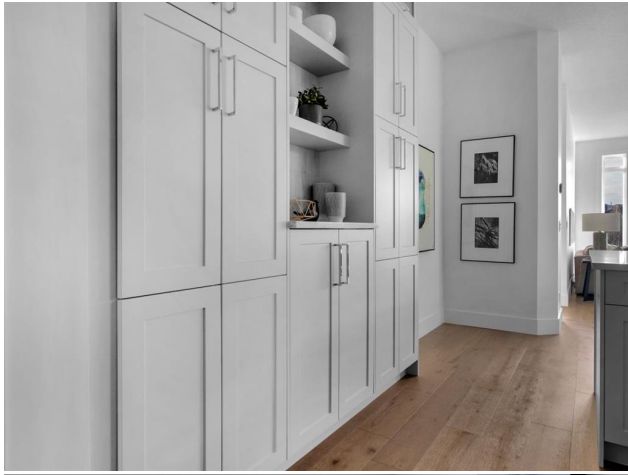
**na**  
**RE/MAX Real Estate (Central)**

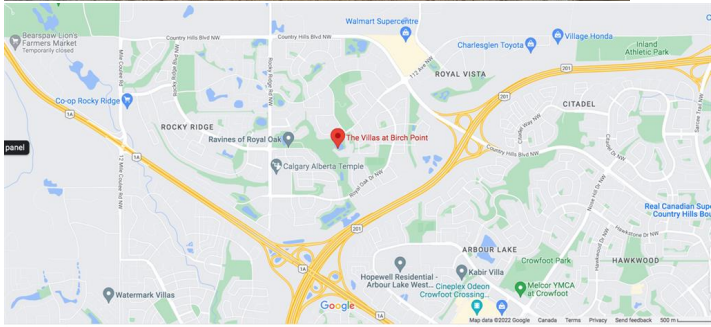
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











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