



THE
A-TEAM

**RE/MAX
FIRST**

59 ROYAL BIRCH Cove, Calgary T3G 5P9

MLS® #: **A2126592** Area: **Royal Oak** Listing Date: **04/26/24** List Price: **\$1,622,250**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2023** Abv Sqft: **1,639**
Low Sqft:
Lot Sz Ar: **3,162 sqft** Ttl Sqft: **1,639**
Lot Shape:

Access:
Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

DOM

23
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
Fnd/Bsmt:
Kitchen Appl: **Built-In Electric Range,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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	10`0" x 14`0"	Dining Room	Main	11`6" x 14`0"
Kitchen	Main	18`0" x 12`0"	Laundry	Main	5`6" x 8`6"
Bedroom - Primary	Main	14`0" x 14`0"	5pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Family Room	Lower	18`0" x 12`10"
Game Room	Lower	15`5" x 14`8"	Bedroom	Lower	11`5" x 12`9"
Bedroom	Lower	11`0" x 12`9"	4pc Bathroom	Lower	0`0" x 0`0"
Exercise Room	Lower	11`0" x 14`0"	Den	Lower	10`9" x 10`2"

Condo Fee: \$625	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 plus Den, 2.5-bath, 2,946 sq. ft. (1,639 sq.ft. 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 with access to the 12' x 10' covered vinyl deck. The spacious great room is completed with a gas fireplace. A spacious primary bedroom appointed with a 5-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet, in-suite laundry for added convenience, and private den complete the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom, exercise room, games area, and family room with wet bar that is perfect for entertaining, and walk-out access to a lower-level sunken concrete patio. 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 November 2024 —make this exclusive opportunity yours today!	
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

