



THE
A-TEAM

**RE/MAX
FIRST**

122 ROYAL BIRCH Rise, Calgary T3G 5J8

MLS®#: **A2134819**

Area: **Royal Oak**

Listing Date: **05/24/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 04-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,824**

Low Sqft:

Ttl Sqft: **1,824**

Lot Information

Lot Sz Ar: **3,928 sqft**

Lot Shape:

DOM

32

Layout

Beds: **4 (3 1)**

Baths: **3.0 (2 2)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Garden,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,Kitchen Island,Pantry,Soaking Tub

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 11`5"
Nook	Main	10`11" x 6`3"
Bedroom - Primary	Upper	13`9" x 10`5"
Bedroom	Upper	10`9" x 9`10"
Bonus Room	Upper	13`5" x 12`11"
2pc Bathroom	Lower	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`7" x 11`1"
Family Room	Lower	12`8" x 10`5"
Bedroom	Upper	10`9" x 9`10"
Bedroom	Lower	8`8" x 10`2"
Den	Lower	13`0" x 12`9"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0112876

Remarks

Pub Rmks:

Welcome this charming residence in the desirable community of Royal Oak, boasting 4 bedrooms, a great sized bonus room and an expansive yard! Stepping inside you are greeted with a lovely kitchen. The centerpiece is a versatile island that doubles as a breakfast bar, providing ample seating for casual meals or socializing while cooking. The corner pantry offers plenty of storage space for all your kitchen essentials, and the open layout seamlessly connects the kitchen to the eating nook, making meal prep and dining a breeze. The eating nook is a bright and inviting space, perfect for enjoying your morning coffee or casual meals. It features a large window that floods the area with natural light and offers access to the back deck, creating an open and airy atmosphere. Adjacent to the eating nook, the living room is a cozy yet spacious retreat. A fireplace with a wooden mantle serves as the focal point, providing warmth and ambiance during cooler months. The large window allows for an abundance of natural light, making the room feel welcoming and bright. A 2pc powder room and main floor laundry complete this main level. Heading upstairs, you'll discover the versatility of the bonus room. This space is perfect for a playroom, home office, or additional living area, featuring bright windows that let in plenty of natural light. The primary suite boasts a 4-piece ensuite that is complete with a standalone shower and soaking tub for relaxation. The walk-in closet offers additional storage space, and a ceiling fan ensures comfort year-round. Two great sized bedrooms and 4pc bathroom top off this upper level. Descending to the lower level, the basement offers a walk-out design, providing direct access to the backyard. Here you'll find the yard fully fenced, providing privacy and security. It features well-maintained garden boxes, perfect for the gardening enthusiast to grow their favourite vegetables, herbs, or flowers. Additionally, there's a generously sized lower-level patio, ideal for outdoor entertaining, relaxing with a book, or enjoying family barbecues. This lower level presents a fantastic opportunity for customization, allowing you to develop it further to suit your specific needs and preferences. With its blend of functional spaces and practical features, this home is perfect for those seeking a harmonious balance of comfort, convenience, and style.

Inclusions:
Property Listed By:

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







