



THE
A-TEAM

**RE/MAX
FIRST**

113 ROYAL BIRCH View, Calgary T3G 5G9

MLS®#: **A2155243** Area: **Royal Oak** Listing Date: **08/06/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **9,084 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,162**
 Low Sqft:
 Ttl Sqft: **2,162**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot,Private,Views**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Pantry,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 6`3"
Dining Room	Main	10`9" x 10`4"
Foyer	Main	9`1" x 7`8"
Laundry	Main	7`1" x 11`3"
4pc Bathroom	Second	6`7" x 9`7"
Bedroom	Second	10`3" x 11`10"
Bedroom - Primary	Second	18`2" x 16`2"

Room	Level	Dimensions
Breakfast Nook	Main	8`3" x 13`10"
Family Room	Main	12`2" x 15`6"
Kitchen	Main	11`9" x 13`9"
Living Room	Main	10`8" x 12`8"
4pc Ensuite bath	Second	8`5" x 6`7"
Bedroom	Second	10`3" x 11`10"
Walk-In Closet	Second	5`9" x 8`11"

**4pc Bathroom
Game Room**

**Basement
Basement**

**11`0" x 9`9"
31`0" x 11`0"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**10`6" x 14`3"
8`2" x 14`7"**

Title:
Fee Simple
Legal Desc:

0112876

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your dream home at 113 Royal Birch View NW, Calgary! Nestled on a serene cul-de-sac, this stunning property sits on a massive pie-shaped lot, offering unmatched privacy and tranquillity. Boasting 4 spacious bedrooms, this elegant home exudes pride of ownership and features soaring vaulted ceilings in the living and formal dining rooms, adding a touch of grandeur and character. The main floor impresses with its unique open-to-above floor plan and a charming upper loft that overlooks the living area. The cozy living room is perfect for relaxing after a long day. The chef's kitchen is a delight, featuring maple cabinets, an eat-in bar, and iron spindles seamlessly flowing into the family room with its own fireplace. Step outside from the dining area to your private backyard oasis, complete with a large deck and fully landscaped space - ideal for family gatherings or serene evenings. Upstairs, you'll find three well-appointed bedrooms. The master suite is a retreat, with an ensuite bathroom featuring a jetted tub, a walk-in closet, and an additional 4-piece family bath. The lower level is finished to perfection, offering a fourth bedroom, another full bathroom, a recreation room, and a media area, providing ample space for everyone. Designed for comfort and convenience, this home also features main floor laundry and raised dining areas. The expansive backyard is a park-like retreat, with enough space for a soccer field or outdoor rink, making it a haven for outdoor enthusiasts. Note, too, that with blanket zoning in Calgary, this lot at 9000 sqft holds some promise of what you can do as a redevelopment. Located close to neighbourhood amenities, public transportation, and area schools, this property offers great value and an exceptional lifestyle. Don't miss out on this incredible opportunity to own a spacious, elegant home in a tranquil setting. Your dream home awaits!

Inclusions:
Property Listed By:

**none
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123