



THE
A-TEAM

**RE/MAX
FIRST**

46 ROYAL BIRKDALE Court, Calgary T3G 5R6

MLS®#: **A2162052** Area: **Royal Oak** Listing Date: **09/06/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **6,684 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,413**
 Low Sqft:
 Ttl Sqft: **2,413**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Irregular Lot,Landscaped,Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Fire Pit,Private Yard**

Construction: **Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Kitchen | Main | 17`0" x 15`11" |
| Living Room | Main | 15`0" x 15`0" |
| Bonus Room | Upper | 19`0" x 16`8" |
| Library | Basement | 6`0" x 5`0" |
| Furnace/Utility Room | Basement | 13`5" x 9`8" |
| Balcony | Basement | 15`0" x 11`6" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 12`10" x 10`0" |
| Family Room | Basement | 21`8" x 15`5" |
| Den | Main | 12`5" x 11`0" |
| Laundry | Main | 7`6" x 5`2" |
| Balcony | Main | 15`0" x 12`0" |
| Bedroom - Primary | Upper | 15`0" x 14`3" |

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Basement
Main
Second

12`7" x 10`10"
12`1" x 11`9"
5`2" x 4`11"
9`0" x 4`11"

Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Upper
Basement
Basement
Second

12`3" x 10`0"
12`9" x 11`7"
8`11" x 5`10"
12`8" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311093

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this luxury gem located in the heart of Royal Oak! A stunning 5 bedroom home located on a quiet Cul-de-sac! Air conditioned home with walk-Out basement onto poured concrete patio that Leads to a huge Pie-shaped south-facing backyard with wonderful landscaping, gazebo, Hot Tub, fire pit and shed. South-facing windows with high quality window blinds, Main floor den/office with french doors, spacious dining room and living room with gas fireplace. Large island in kitchen that has a spacious corner pantry! Granite countertops in kitchen and a half-bath. California Shutters or Hunter Douglas Blinds on all windows! Upstairs you will find an amazing view from the master bedroom and 2nd bedroom! Large bonus room upstairs! 3 Bedrooms Upstairs and 2 in the Lower Walk Out Level! All bedrooms in the home are spacious! California closets in all upstairs bedrooms and hall closet! Over 3300 Sq Ft of living area in this home! Garage is Insulated, drywalled and painted. This home also comes with double hot water tank! This home is walking distance to Royal Oak Elementary School (K-4) & William D. Pratt School (5-9) and is a convenient location to the YMCA, Shopping, Restaurants, Major routes to Airport, Mountains & all directions, Public Transportation, and So Much More!

Inclusions:
Property Listed By:

bookcase in bonus room, hot tub jaccuzzi, firepit, and backyard shed.
Homecare Realty Ltd.

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