



THE
A-TEAM

**RE/MAX
FIRST**

140 ROYAL BIRCH CRESCENT Crescent, Calgary T3G5P2

MLS® #: **A2163094**

Area: **Royal Oak**

Listing Date: **09/05/24**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **5,080 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,408**
Low Sqft:
Ttl Sqft: **2,408**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Garden,Low Maintenance Landscape**
Park Feat: **Additional Parking,Front Drive,Heated Garage,Oversized,Plug-In,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Humidifier,Microwave,Refrigerator,Washer,Water Purifier**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`2" x 10`11"
2pc Bathroom	Main	4`9" x 6`3"
Living Room	Main	14`11" x 13`3"
Office	Main	10`1" x 9`11"
Bedroom	Second	14`4" x 9`5"
Bedroom	Second	12`3" x 9`8"
Dining Room	Main	8`11" x 13`9"
Bonus Room	Second	11`9" x 18`11"
Bedroom	Basement	12`1" x 9`0"
Media Room	Basement	27`5" x 17`6"

Room	Level	Dimensions
Foyer	Main	8`0" x 8`0"
Kitchen	Main	14`11" x 13`8"
Laundry	Main	6`11" x 5`10"
Bedroom - Primary	Second	15`1" x 14`0"
4pc Bathroom	Second	7`10" x 6`5"
5pc Ensuite bath	Second	14`10" x 13`6"
Breakfast Nook	Main	9`3" x 8`5"
Bedroom	Basement	8`4" x 11`4"
4pc Bathroom	Basement	8`3" x 4`11"
Walk-In Closet	Second	9`6" x 8`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0213482

Remarks

Pub Rmks: **Open house September 14 2PM -4 PM, September 10AM - 11:30AM. Welcome to this luxury triple garage house. Rare over sized TRIPLE GARAGE with a huge work space or park the 4th car behind the third bay . Polyaspartic covered floors, a stairwell to the basement from the garage. Upon entering the front door, you are greeted by tile & hardwood throughout the main level which features a large entrance, office, laundry (with a new steam washer/dryer & custom built-in storage) & the powder room. The rear has a beautiful formal dining room, living room with gas fireplace, breakfast nook with double French doors leading to the beautiful backyard & a massive gourmet kitchen with tons of cherry cabinets that are complimented by granite countertops and brand-new SS appliances, a huge island, and a large wall pantry. Upstairs features a massive primary bedroom, elegant 5 piece ensuite and a huge walk in closet. 2 large secondary bedrooms and a bonus room with build in custom cabinets designed for a media /family room. The lower level is finished to the same standards as the upper floors and features travertine floors with in-floor heating, high ceilings, 2 bedrooms , a 4-pc bath, an impressive custom built-in cabinetry and pre-wired home theater system that is perfect for all those cozy nights with family & friends. The intimate backyard has mature trees for privacy, a flagstone patio, and a portable firepit. Left side yard with raised garden and huge garden shed. The entire front and back yard, include the garden, has WiFi controlled irrigation sprinklers. Loaded with luxury upgrades (A/C, central vac, cove moldings, 10ft ceilings, custom millwork, finished basement, upgraded windows and LED lighting, gas BBQ hook-up etc). New shingles 2017, new hot water tank 2021, furnace tuned, and gas valve replaced 2021, ducts cleaned 2022, central vac system upgraded 2022. Walking distance to all amenities including shopping, schools, parks, bus & easy access to major traffic routs: Country hills & Stoney Trail.**

Inclusions:
Property Listed By: **N/A
Grand Realty**

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











