



THE
A-TEAM

**RE/MAX
FIRST**

303 ROYAL BIRCH View, Calgary T3G 5K2

MLS®#: **A2165550**

Area: **Royal Oak**

Listing Date: **09/12/24**

List Price: **\$750,000**

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: **4,585 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,767**
Low Sqft:
Ttl Sqft: **1,767**

DOM

7

Layout

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`10" x 5`7"	Kitchen With Eating Area	Main	11`8" x 20`0"
Laundry	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	15`6" x 20`3"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	11`8" x 15`5"
Bedroom	Upper	9`7" x 12`5"	Bedroom	Upper	11`0" x 8`11"
Bonus Room	Upper	19`0" x 15`6"	Bedroom	Basement	9`1" x 13`1"
Game Room	Basement	25`11" x 22`10"	3pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0112876

Remarks

Pub Rmks: **Welcome to this immaculate 2-storey home in the family friendly community of Royal Oak! Many features have to be highlighted: on a QUIET street, BACKING TO ENVIRONMENTAL RESERVE, picturesque VIEW and peaceful yard, finished basement, convenient main FLOOR LAUNDRY. Upon entering, you'll be greeted by a spacious foyer, open floor plan and exotic Brazilian cherry hardwood floor. The classic white kitchen has been renovated and is equipped with plenty of cabinets, quartz countertops, stainless steel appliances and a walk-in pantry and flows seamlessly into the dining area and living room. The living room features an open space and a huge south facing window letting abundant of morning light. The bright dining area has access to the oversized deck which overlooks the beautiful backyard and provides serenity and quiet backing onto the the reserve. Upstairs you will find a large bonus room with a cozy corner fireplace that is separate from the bedrooms. Both upper 4 pc bathrooms have been tastefully remodeled. The basement is designed for entertainment and more living space and features a 4TH BEDROOM and 3-piece full bathroom. Location! This home is located on a quiet street in a family friendly community close to parks, premier public and private schools, shopping centre, YMCA and quick access to major routes. This home is a must-see. Schedule your showing today!**

Inclusions:
Property Listed By: **Blinds
Ally Realty**

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





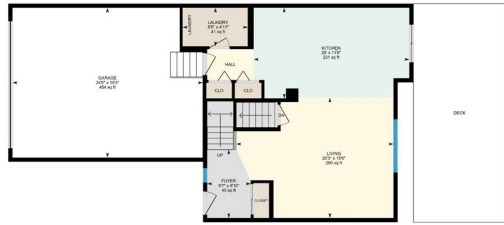






303 Royal Birch View NW, Calgary, AB

Main Floor Exterior Area 743.67 sq ft
Interior Area 621.33 sq ft
Excluded Area 430.50 sq ft



PREPARED: 2024/08/02



While regions are excluded from total floor area in OAUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

303 Royal Birch View NW, Calgary, AB

2nd Floor Exterior Area 1223.32 sq ft
Interior Area 983.30 sq ft
Excluded Area 11.43 sq ft



PREPARED: 2024/08/02



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Basement (Below Grade) Exterior Area 661.71 sq ft
Interior Area 634.28 sq ft



PREPARED: 2024/08/02



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