



THE
A-TEAM

**RE/MAX
FIRST**

133 ROYAL BIRCH Rise, Calgary T3G 5J8

MLS®#: **A2173489** Area: **Royal Oak** Listing Date: **10/17/24** List Price: **\$698,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **5,231 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,872**
 Low Sqft:
 Ttl Sqft: **1,872**

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Few Trees,Lawn,Garden,Low Maintenance Landscape**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,French Door,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`7"
Foyer	Main	8`4" x 7`7"
Laundry	Main	6`4" x 10`2"
4pc Bathroom	Second	4`11" x 4`7"
Bedroom	Second	17`1" x 17`8"
Bedroom	Second	8`5" x 12`2"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`0"
Kitchen	Main	15`8" x 12`4"
Living Room	Main	15`11" x 15`1"
4pc Ensuite bath	Second	9`4" x 10`11"
Bedroom	Second	10`7" x 10`5"
Bedroom	Second	11`11" x 11`10"

Walk-In Closet
Game Room
Other

Second
Lower
Lower

6`8" x 12`1"
26`11" x 20`11"
7`11" x 9`7"

Bedroom
Storage

Lower
Lower

11`4" x 9`8"
3`3" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0112876

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your future home! Nestled in the heart of Royal Oak, this stunning 4-bedroom property offers an incredible combination of modern amenities, energy efficiency, and spacious living. Perfectly equipped for the fall and winter seasons, the home features solar panels that capture electricity year-round, resulting in nearly free energy for your household—an eco-friendly and cost-effective perk! Step inside through the vestibule entry, framed with elegant glass French doors, into a space designed for comfort and functionality. The upper level boasts 4 spacious bedrooms, including a primary suite with a custom-built closet, offering ample storage and style. The finished lower level is an entertainer's dream, featuring a huge recreation room and plenty of storage space, with durable laminate flooring and a dry core subfloor to keep things cozy. Stay comfortable year-round with central A/C and newer triple-pane windows, perfect for those chilly Calgary winters. The home also boasts recent upgrades: a new furnace and fridge in 2023, a new dishwasher and hot water tank in 2021, and new carpet in 2022. Outside, enjoy the extra-large deck that overlooks a beautifully landscaped backyard complete with fruit trees, shrubs, garden beds, and even a charming playhouse. The oversized yard is the perfect spot for outdoor fun and relaxation. Additional features include two new exterior doors installed in 2024, a bathroom rough-in in the extra room downstairs, and convenient extras like a vacu flow system, freezer, and storage racks in the garage—all included! This home has everything you need and more—schedule your showing today and make it yours!

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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









