



THE
A-TEAM

**RE/MAX
FIRST**

71 ROYAL BIRCH Cove, Calgary T3G 5P9

MLS® #: **A2181556** Area: **Royal Oak** Listing Date: **11/29/24** List Price: **\$1,181,250**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,217**
 Low Sqft:
 Ttl Sqft: **1,217**

DOM

22
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`2" x 14`3"	Dining Room	Main	13`2" x 9`6"
Kitchen	Main	13`2" x 9`6"	Laundry	Main	5`6" x 8`6"
Bedroom - Primary	Main	12`6" x 14`0"	5pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Family Room	Lower	13`3" x 19`3"
Nook	Lower	11`0" x 9`3"	Bedroom	Lower	11`6" x 12`0"
Bedroom	Lower	11`0" x 12`0"	4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$445

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
Residential - Contextual

Legal Desc: **2211577**

Remarks

Pub Rmks: **The Villas at Birch Point gives you the opportunity to live in an exclusive project in one of NW Calgary's most beloved communities—Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom, 2.5-bath, 2,240 sq. ft. (1,217 sq.ft. RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle perfectly. The main floor open-concept layout features 10' high main floor ceilings, a chef-inspired kitchen with an upgraded appliance package, quartz countertops throughout and custom full-height cabinetry opening onto the dining room. The spacious living room is completed with a gas fireplace and access to an expansive 15' x 10' balcony overlooking the scenic, natural surroundings. A spacious primary bedroom complete with a 5-piece ensuite with a luxurious curbless full tiled walk-in shower, walk-in closet and in-suite laundry for added convenience completes the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom and additional living space with a wet bar that is perfect for entertaining. Walk-out access to a lower-level concrete patio with professionally designed landscaping included. The Villas at Birch Point have been crafted for better living with no detail overlooked. The high-quality, low-maintenance materials ensure long-term, worry-free living. The Villas have been constructed 'Elevator Ready' to accommodate future elevator installation if desired. Condo fees include building insurance, exterior building maintenance and long-term reserve/replacement fund, landscape maintenance, snow removal service, and garbage/recycling/organics service so you can enjoy the Royal Oak lifestyle. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, you're never too far from your favourite places in the NW. Still time to make your own interior finishing choices —make this exclusive opportunity yours today! Photos from renderings and show home model. RMS measurements taken from plan.**

Inclusions: **na**
Property Listed By: **RE/MAX Real Estate (Central)**

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









