



THE
A-TEAM

**RE/MAX
FIRST**

59 ROYAL BIRCH Cove, Calgary T3G 5P9

MLS®#: **A2188881** Area: **Royal Oak** Listing Date: **01/20/25** List Price: **\$1,622,250**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,639**
Lot Information Low Sqft:
 Lot Sz Ar: **3,162 sqft** Ttl Sqft: **1,639**
 Lot Shape:

DOM

12
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** 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 | 10`0" x 14`0" | Dining Room | Main | 11`6" x 14`0" |
| Kitchen | Main | 18`0" x 12`0" | Laundry | Main | 5`6" x 8`6" |
| Bedroom - Primary | Main | 14`0" x 14`0" | 5pc Ensuite bath | Main | 0`0" x 0`0" |
| 2pc Bathroom | Main | 0`0" x 0`0" | Family Room | Lower | 18`0" x 12`10" |
| Game Room | Lower | 15`5" x 14`8" | Bedroom | Lower | 11`5" x 12`9" |
| Bedroom | Lower | 11`0" x 12`9" | 4pc Bathroom | Lower | 0`0" x 0`0" |
| Exercise Room | Lower | 11`0" x 14`0" | Den | Lower | 10`9" x 10`2" |

Condo Fee:
\$625

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-C2

Legal Desc: **2211577**

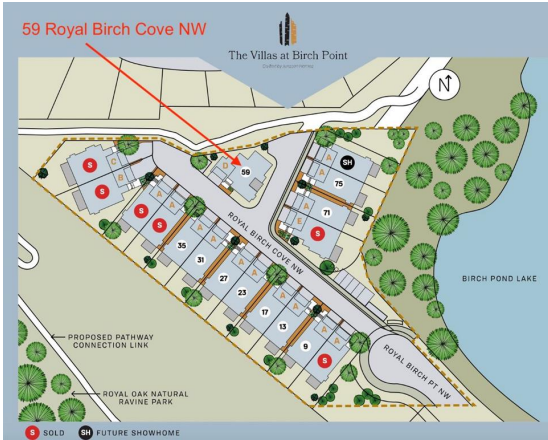
Remarks

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 plus Den, 2.5-bath, 2,946 sq. ft. (1,639 sq.ft. RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle. 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 with access to the 12' x 10' covered vinyl deck. The spacious great room is completed with a gas fireplace. A spacious primary bedroom appointed with a 5-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet, in-suite laundry for added convenience, and private den complete the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom, exercise room, games area, and family room with wet bar that is perfect for entertaining, and walk-out access to a lower-level sunken concrete patio. 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. Possession estimated June/July 2025 —make this exclusive opportunity yours today!**

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





The Villas at Birch Point
 a division of greenpoint homes

D

BASEMENT DEVELOPMENT - 1,547 SQ.FT.
 THE VILLAS AT BIRCH POINT INCLUDES MAIN FLOOR/ BASEMENT LAMB SQ.FT.
 THEVILLASATBIRCHPOINT.COM

