



THE
A-TEAM

**RE/MAX
FIRST**

47 ROYAL BIRCH Cove, Calgary T3G5P9

MLS® #: **A2193969**

Area: **Royal Oak**

Listing Date: **02/13/25**

List Price: **\$1,625,000**

Status: **Active**

County: **Calgary**

Change: **-\$75k, 13-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,453

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,453

Lot Information

Lot Sz Ar:

4,553 sqft

Lot Shape:

DOM

68

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Attached-Side by Side,Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Landscaped
Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Induction Cooktop,Refrigerator,Tankless Water Heater,Washer,Water Purifier,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,No Smoking Home,Pantry,Soaking Tub,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	15`9" x 14`0"	Bedroom	Basement	15`2" x 14`5"
Bedroom	Basement	15`1" x 11`11"	2pc Bathroom	Main	4`11" x 5`5"
5pc Ensuite bath	Main	8`9" x 11`5"	Dining Room	Main	8`1" x 10`9"
Kitchen	Main	16`5" x 19`8"	Laundry	Main	7`4" x 10`9"
Living Room	Main	17`8" x 14`4"	Walk-In Closet	Main	8`6" x 11`4"
4pc Bathroom	Basement	11`4" x 4`11"			

Condo Fee:
\$664

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **2211577**

Remarks

Pub Rmks: **47 Royal Birch Cove at the Villas at Birch Point offers luxurious villa style living in the beautiful community of Royal Oak in NW Calgary. This walkout semi- detached bungalow offers over 2700sf of interior living space featuring an incredible master retreat, two additional bedrooms in the lower level and a total 2.5 baths. This floorplan was customized to offer a full size walk in pantry and seperate laundry room to maximize function! The open concept dream kitchen, living and entertaining space is sure to welcome many family gatherings big or small. The interior finishes were professionally selected, and no expense was spared, offering countless upgrades such as custom built ins and upgraded finishes throughout. The screened in and enclosed upper deck is a slice of bug free heaven with a ravine view, and heaters to keep you cozy, it's an extension of your living space! The lot this property sits on is not to be missed, backing onto the Royal Oak Natural Ravine park providing stunning green space views and plenty of opportunity to watch the local wildlife while enjoying your morning coffee. Your backyard provides a fully fenced in area for your furry friends. The attached double garage and additional driveway space provide parking for two more cars. This is a rare feature in villa properties. Last but not least your lawn care and snow removal to your front door is completely taken care of! A no maintenance lifestyle provides comfort and peace of mind when you travel.**

Inclusions:
Property Listed By: **Second dishwasher in basement, second bar fridge in basement, TV Mounts (3)
CIR Realty**

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











