

**123 Royal Birch Manor NW
Calgary, Alberta**

MLS # A2245956



\$669,000

| | | | |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,176 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot | | |

| | | | |
|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: N/A

Open house, 1-4pm Sunday, Aug 10 Discover this stunning bi-level home boasting over 2000 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways. Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an inviting setting for gatherings. Beyond this, the well-appointed kitchen features a generous island and a spacious breakfast nook, perfect for casual meals. From here, a door opens to a sunlit deck overlooking the southwest facing backyard. On the right side of the main floor, you'll find two comfortable bedrooms sharing a stylish 4-piece bathroom, along with a serene primary suite boasting its own 4-piece ensuite and a walk-in closet. The finished basement offers a versatile family room, two additional bedrooms, another full bathroom, and a dedicated laundry area. Outside, the picturesque backyard backs onto green space and a peaceful walking path, offering both privacy and a connection to nature. This move-in-ready home is a true delight to show. Your family will enjoy its splendor for years to come. Don't miss out on this exceptional opportunity!