

171 Royal Birch Way NW
Calgary, Alberta**MLS # A2207590****\$739,900**

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shower, vanity, sink in the basement

Welcome to 171 Royal Birch Way! This charming 2-storey home offers the perfect blend of comfort and convenience for you and your family. No backyard neighbours as you are backing onto green space with stunning mountain views from the upper level, this home is ideally located just steps from William D. Pratt and Royal Oak School. In the winter, enjoy the nearby City of Calgary Toboggan and Sledding Hill or the community outdoor rink. During the summer, take part in local recreational and competitive sports like baseball or soccer, with practices just a short walk away! As you step inside, you'll find a bright, spacious layout, perfect for family living. The living room features large windows overlooking the backyard and green space, filling the room with natural light. The adjacent dining room offers easy access through patio doors to the back deck, making it ideal for summer BBQs and outdoor entertaining. The hardwood floors in the dining room extend into the well-appointed kitchen, which boasts plenty of counter space, a breakfast bar, stainless steel appliances, and a large corner pantry. Rounding out the main floor is a convenient laundry room with shelving and a 2-piece bath. Upstairs, you'll be impressed by the expansive family room, featuring high vaulted ceilings, bright windows, and a cozy gas fireplace. This versatile space could also serve as a home office. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite with a soaker tub and walk-in shower. Two additional bedrooms and a 3-piece bathroom complete the upper level. The unfinished basement is partially wired and features a roughed-in bathroom with a new shower, vanity, and sink (awaiting your installation). There's also a double attached garage for added convenience. Notable updates to the home include a new roof in 2013, a new refrigerator in 2023, and

a primary bathroom renovation in 2022. A new dishwasher was installed in 2020, ensuring everything is in top condition. With quick access to Stoney Trail, you'll be just minutes away from commuting downtown or escaping west for the weekend. Don't miss out on this fantastic opportunity!