

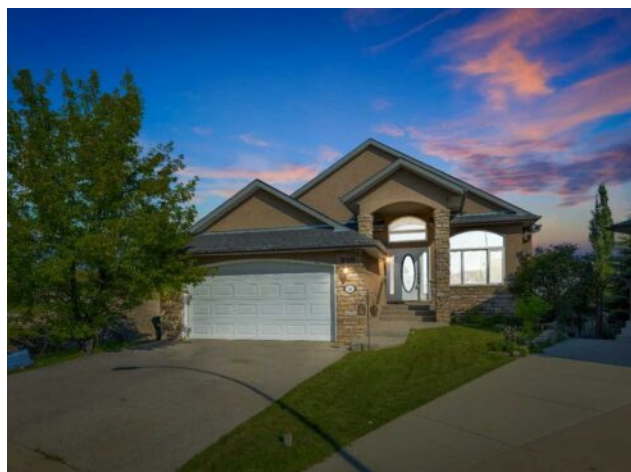


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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226 Royal Birch View NW  
Calgary, Alberta

MLS # A2242731



**\$955,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Royal Oak                                                               |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bungalow                                                                |        |                   |
| Size:     | 1,635 sq.ft.                                                            | Age:   | 2004 (21 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                                  |        |                   |
| Lot Size: | 0.16 Acre                                                               |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, |        |                   |

|             |                                                                        |            |      |
|-------------|------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, Forced Air                                                   | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                 | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                        | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Out To Grade                                      | LLD:       | -    |
| Exterior:   | Brick, Stucco                                                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                        | Utilities: | -    |
| Features:   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |      |

Inclusions: none

Welcome to this stunning home nestled in a tranquil cul-de-sac, backing onto a lush green space, offering unmatched privacy and serenity. Situated on a spacious lot of over 7,100 sqft, this residence seamlessly combines comfort with elegance, flooded with abundant natural light throughout. The inviting entryway features a beautiful arched front door with decorative stained glass windows, leading into a welcoming space with a transition from a tiled foyer to warm, honey-tone hardwood flooring that enhances the home's natural lighting. The interior boasts a modern open-concept living area centered around a stunning fireplace set against a stylish stone accent wall—ideal for cozy gatherings. Decorative recessed lighting in the ceiling and elegant wall sconces along the side walls provide warm ambient illumination, creating a cozy and inviting atmosphere. Large windows throughout flood the space with sunlight and showcase scenic views of the surrounding greenery. The sleek kitchen is a chef's dream, featuring a gas stove with two ovens, rich, dark wood cabinetry, black granite countertops, and stainless steel appliances, including a side-by-side refrigerator—perfect for cooking and entertaining. Designed for year-round comfort, the home features in-floor heating. The walkout basement offers two spacious bedrooms, each bright and large with ample closet space, and large windows that flood the space with natural light, along with a decorative fireplace that adds warmth and charm. The main floor features a generous master bedroom designed as a peaceful retreat. An elegant curved staircase with a polished wooden handrail and decorative metal balusters adds a sophisticated touch and connects the lower level to the upper. Additional large windows throughout the home fill the space with natural sunlight, creating a lively, cheerful

ambiance. This property offers an ideal blend of spaciousness, natural beauty, and stylish finishes—making it perfect for families, downsizers, or investors seeking a move-in-ready home in a peaceful, green setting.