



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

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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!