

**113 Royal Birch View NW  
Calgary, Alberta**

**MLS # A2155243**



**\$849,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,163 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** none

Welcome to your dream home at 113 Royal Birch View NW, Calgary! Nestled on a serene cul-de-sac, this stunning property sits on a massive pie-shaped lot, offering unmatched privacy and tranquillity. Boasting 4 spacious bedrooms, this elegant home exudes pride of ownership and features soaring vaulted ceilings in the living and formal dining rooms, adding a touch of grandeur and character. The main floor impresses with its unique open-to-above floor plan and a charming upper loft that overlooks the living area. The cozy living room is perfect for relaxing after a long day. The chef's kitchen is a delight, featuring maple cabinets, an eat-in bar, and iron spindles seamlessly flowing into the family room with its own fireplace. Step outside from the dining area to your private backyard oasis, complete with a large deck and fully landscaped space — ideal for family gatherings or serene evenings. Upstairs, you'll find three well-appointed bedrooms. The master suite is a retreat, with an ensuite bathroom featuring a jetted tub, a walk-in closet, and an additional 4-piece family bath. The lower level is finished to perfection, offering a fourth bedroom, another full bathroom, a recreation room, and a media area, providing ample space for everyone. Designed for comfort and convenience, this home also features main floor laundry and raised dining areas. The expansive backyard is a park-like retreat, with enough space for a soccer field or outdoor rink, making it a haven for outdoor enthusiasts. Note, too, that with blanket zoning in Calgary, this lot at 9000 sqft holds some promise of what you can do as a redevelopment. Located close to neighbourhood amenities, public transportation, and area schools, this property offers great value and an exceptional lifestyle. Don't miss out on this incredible opportunity to own a spacious, elegant home in a tranquil setting. Your

dream home awaits!