

**140 Royal Birch Crescent Crescent NW
Calgary, Alberta**

MLS # A2163094



\$979,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Front Drive, Heated Garage, Oversized, Plug-In, Triple Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Garden, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home		
Inclusions:	N/A		

Welcome to this luxury triple garage house. Rare over sized TRIPLE GARAGE with a huge work space or park the 4th car behind the third bay . Polyaspartic covered floors, a stairwell to the basement from the garage. Upon entering the front door, you are greeted by tile & hardwood throughout the main level which features a large entrance, office, laundry (with a new steam washer/dryer & custom built-in storage) & the powder room. The rear has a beautiful formal dining room, living room with gas fireplace, breakfast nook with double French doors leading to the beautiful backyard & a massive gourmet kitchen with tons of cherry cabinets that are complimented by granite countertops and brand-new SS appliances, a huge island, and a large wall pantry. Upstairs features a massive primary bedroom, elegant 5 piece ensuite and a huge walk in closet. 2 large secondary bedrooms and a bonus room with build in custom cabinets designed for a media /family room. The lower level is finished to the same standards as the upper floors and features travertine floors with in-floor heating, high ceilings, 2 bedrooms , a 4-pc bath, an impressive custom built-in cabinetry and pre-wired home theater system that is perfect for all those cozy nights with family & friends. The intimate backyard has mature trees for privacy, a flagstone patio, and a portable firepit. Left side yard with raised garden and huge garden shed. The entire front and back yard, include the garden, has WiFi controlled irrigation sprinklers. Loaded with luxury upgrades (A/C, central vac, cove moldings, 10ft ceilings, custom millwork, finished basement, upgraded windows and LED lighting, gas BBQ hook-up etc). New shingles 2017, new hot water tank 2021, furnace tuned, and gas valve replaced 2021, ducts cleaned 2022, central vac system upgraded 2022. Walking distance to all amenities including shopping, schools,

parks, bus & easy access to major traffic routs: Country hills & Stoney Trail.