# \$839,900 - 5 Royal Birch Heights Nw, Calgary

MLS® #A2214327

## \$839,900

4 Bedroom, 4.00 Bathroom, 1,836 sqft Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Backing onto peaceful green space on a quiet street in Royal Oak, this immaculate 4-bedroom, 3.5-bath with walkout basement home offers over 2600 sqft of beautifully finished living space, including a fully developed walkout basement. Step inside to discover a stunning kitchen featuring granite countertops, rich hardwood flooring, premium cabinetry with ample storage, a large island with eating bar, stainless steel appliances. The bright, SW-facing living room is bathed in natural light, creating a warm and welcoming atmosphere. Upstairs, the HUGE and sun-filled primary bedroom offers a true retreat, complete with an ensuite featuring a soaker tub, separate shower, and a spacious walk-in closet. Two additional large sized bedrooms, a full bath, and a generous bonus room with vaulted ceiling complete the upper floor. The fully finished walkout basement boasts in-floor heating for maximum comfort, a bright rec room with an electric fireplace, a fourth bedroom, and a 3-piece bathroom. Step outside to a maintenance free deck and enjoy tranquil views of the green space beyond. Recent upgrades include a Lennox furnace(2021), hot water tank(2022), washer & dryer(2021). Additional features include water softener, central vacuum and ample storage throughout. All of this in a fantastic location, within walking distance to schools, and just minutes from parks, shopping, transit, and all the amenities you could need. This is a home you don't want to missâ€"book your







#### Built in 2003

#### **Essential Information**

MLS® # A2214327 Price \$839,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,836 Acres 0.09 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 5 Royal Birch Heights Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5R1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, Open Floorplan

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Water Softener

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 3

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 6

Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Company

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