

**6 Royal Birkdale Court NW
Calgary, Alberta**

MLS # A2249841

\$829,800



Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks

Inclusions: N/A

Exceptionally well-designed 4-bedroom home located on a quiet, private court, just minutes from Royal Oak and William D. Pratt Schools, parks, and recreation. The main floor welcomes you with hardwood flooring and a central layout. To the right, French doors open to a spacious private den with custom built-in shelving, desk, cupboards, and granite counters. The large open kitchen features an oversized island with double sink, granite counters, and extensive cabinet and counter space. A walk-through pantry with custom cabinetry connects directly to the laundry area and the fully insulated, drywalled, heated double garage. Perfect for entertaining, the adjacent family room offers a gas fireplace with built-ins, while the bright eating nook/dining area overlooks the backyard. The private, fully fenced yard includes a large deck, brick patio, planter boxes, and a hot tub area;ideal for summer evenings and outdoor enjoyment. A centrally located powder room completes the main floor. Upstairs, you'll find four generous bedrooms. The primary suite features a double-door entry, a spacious layout, a 5-piece ensuite with double sinks, separate shower, and soaker tub, plus a large walk-in closet. The three additional bedrooms all have ample closet space, including one with a walk-in closet, and are served by a central 4-piece bath. The fully finished lower level is wide open and includes a walk-in steam bath with shower, a wet bar, and a cedar closet. Additional features include central air conditioning, ensuring year-round comfort. This unbeatable location offers easy access to top schools, playgrounds, the Rocky Ridge YMCA, shopping, dining, and amenities at Crowfoot Centre. Commuters will appreciate proximity to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail.