

**114 Royal Birkdale Crescent NW
Calgary, Alberta**

MLS # A2279052



\$874,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,690 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbors		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

Tucked away on a peaceful cul-de-sac in the highly desirable community of Royal Oak, this beautifully customized home offers a rare ravine-backing location overlooking Royal Oak Natural Ravine Park. Enjoy direct access to walking paths, nearby playgrounds, scenic nature trails, and breathtaking mountain views. No neighbors behind you only nature, trees and peaceful surroundings. With almost 2,700 sq. ft. on the top 2 levels of thoughtfully designed living space, this home features a bright, open-concept layout enhanced by extensive real oak finishes throughout. This home is bigger than average in every aspect and is ready for a big family to call home. The kitchen is ideal for both everyday living and entertaining, highlighted by a generous raised island that comfortably seats six, abundant oak cabinetry with added height, expansive counter space. The dining area easily accommodates large family gatherings. A striking two-way, see-through gas fireplace creates warmth and ambiance between the living room and adjacent den/office. The functional walk-through pantry connects to a well-appointed laundry room with sink and vanity and provides convenient access to the oversized double & 1/2 attached garage. Most garages will barely hold 2 vehicles. This one will do the job and have space left over. Soaring ceilings welcome you at the front entry, complemented by a split oak staircase leading upstairs. One wing hosts three generously (Huge) sized bedrooms, while the opposite side features a spacious bonus room designed as a home theatre with blackout window coverings and built-in speaker wiring. Custom storage systems enhance the primary walk-in closet and an additional bedroom. The primary suite easily accommodates a king-size bed and sitting area and is complete with a luxurious five-piece ensuite featuring a soaker tub and walk-in shower. You should

see the view from all 3 sides of the primary bedroom. Outdoor living is equally impressive. Start your day on the northeast-facing front deck as the sun rises, or unwind in the evening on the oversized southwest-facing back deck while enjoying spectacular sunsets. The pie-shaped lot showcases lush landscaping with fruit trees, perennial gardens, stone accents, underground irrigation, and plenty of open lawn space. A lower patio offers a custom two-sided privacy wall, perfect for relaxing or entertaining. Additional highlights include ample garage space suitable for storage or a workshop, a front driveway accommodating at least three vehicles, and elegant cultured stone detailing on the exterior for a refined, executive appearance. Ideally located near the YMCA, Tuscany LRT station, schools, playgrounds, Royal Oak Shopping Centre, and a wide array of amenities, If your family needs big rooms big, big garage, and privacy this home is just for you.