

**32 Royal Birch Park NW
Calgary, Alberta**

MLS # A2280645



\$675,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry		
Inclusions:	Pergolas		

This MOVE IN READY 3 bedroom Character Home features 2402 square feet of well-planned living space on three levels! It has been UPDATED and refreshed over the past 2 years, including paint, appliances, and upgraded modern lighting throughout. 9-foot ceilings and an OPEN FLOOR PLAN on the main floor. Main floor den /office located by the front door, a spacious great room, and a good size dining area that can be expanded for larger gathering. The huge bright kitchen with a 15-foot layout with a walk-in pantry, and upgraded appliances that are ready for your culinary masterpieces. A 2-piece powder room is discreetly located in the back mud room. The Upper Floor: A touch of luxury is found in the primary suite 4'x11'; bedroom plus a 9'x5'; sitting area, a full ensuite with double sinks, and a walk-in closet. Full size UPSTAIRS LAUNDRY ROOM (with upgraded washer/dryer). Two other generous bedrooms, and a 4-pc bathroom complete this perfect family level. The basement is fully developed with another (750 sq. ft.) of living space that features large egress windows in the massive family room, an area for hobbies or crafts, a 2 pc powder room and ample storage. Step out back into your new happy place, this is a fully landscaped, MAINTENANCE-FREE Outdoor "Oasis"; Featuring a stamped concrete patio, and two edible gardens ready for you to provide fresh veggies and fruit for your family. To top it all off, you also have Paved ally and a DOUBLE DETACHED garage. This is the one you've been waiting for. in an established community you'll love. Don't miss this one! Call your favourite REALTOR® to book a private showing !