

\$674,900 - 189 Royal Birch Terrace Nw, Calgary

MLS® #A2078472

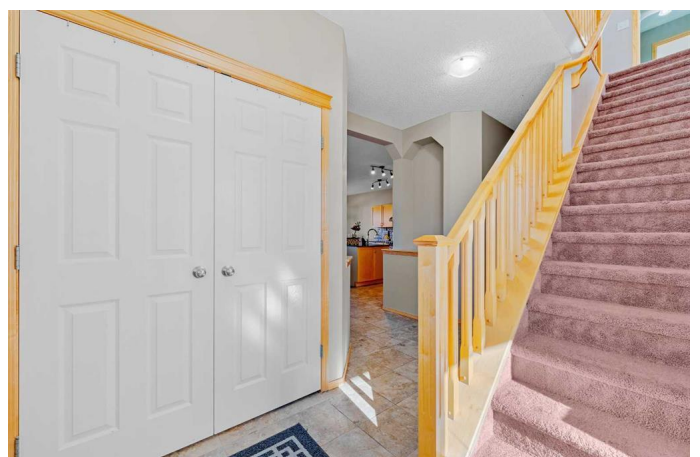
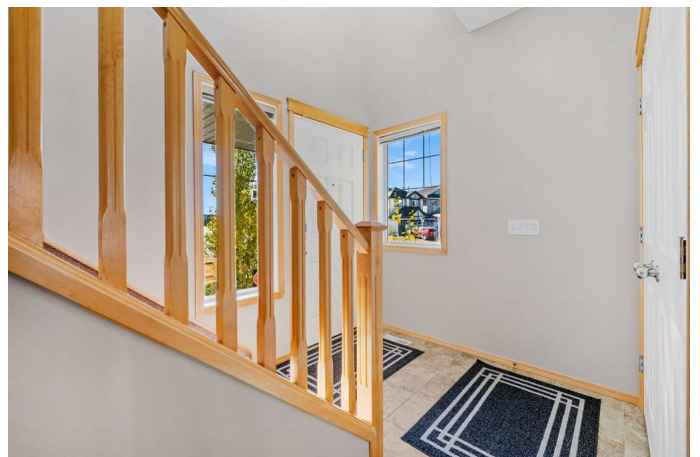
\$674,900

4 Bedroom, 4.00 Bathroom, 1,892 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Open House Saturday October 14th from 12-3pm *Corner Lot* | Incredible Location | Near William D Pratt CBE School, Parks, Playgrounds & Amenities | Central AC | 4-Bedrooms | 3.5-Bathrooms | Main Level Laundry Room | Upper Level Family Room | Open Floor Plan | High Ceilings | Granite Countertops | Large windows | Natural Light | Finished Basement | Basement Bedroom | Fully Fenced Backyard | Deck | Patio | Front Attached Garage. Welcome to this spacious 2-storey family home boasting 1892 SqFt throughout the main and upper levels with an additional 710 SqFt in the basement with developed living space. The main floor has an open floor plan, high ceilings, tile & carpet flooring and large windows! Open the front door to a foyer with closet storage great for organization. The open floor plan kitchen, dining and living rooms make this a great home for entertaining friends and family. The kitchen is finished with granite countertops, stainless steel appliances, ample cabinet storage and a large centre island with a raised breakfast bar with barstool seating. The dining room has a door that leads to the back deck making indoor/outdoor living easy! The living room is centred with a tile-framed gas fireplace with a mantle above it. Off the interior garage door is a mudroom/laundry room with built-in wire shelving. The main level is complete with a 2pc bathroom. Upstairs holds 3 bedrooms, 2 bathrooms and a spacious family room. The primary bedroom is expansive with large



windows allowing natural light to fill the space. The primary bedroom is partnered with a walk-in closet & 4pc ensuite bath with a deep soaking tub, walk-in shower and a make-up vanity. Bedrooms 2 & 3 are both great sized; these share the main 4pc bathroom with a tub/shower combo. The upper level family room is an added bonus to the living space; this can be used as a home office, kid's playroom or entertainment/theatre room. Downstairs the finished basement has 1 bedroom, a 3pc bathroom, an office, rec room and open wet bar! The rec room is a great flex space for entertainment as it is partnered with the wet bar. The wet bar has cabinets above & below, a single basin sink, laminate countertop and a mini fridge. The basement bedroom is a great size! The basement office is multi-use and can be used as space for overnight guests! The lower level 3pc bathroom has a walk-in shower and single vanity. Outside is a massive fully fenced backyard with a deck and a brick patio great for outdoor dining. The deep backyard has an incredible amount of lawn space great for a play structure or trampoline. The front attached garage and driveway allow for 4 vehicles to be parked at all times plus street parking is readily available. The home is located a 3 minutes drive to William D Pratt CBE School, Royal Oak Baseball Diamond and the Royal Oak shopping centre off of Country Hills Blvd! Hurry and book a showing at your new home today!

Built in 2006

Essential Information

MLS® #	A2078472
Price	\$674,900
Sold Price	\$670,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,892
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	189 Royal Birch Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Lawn, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 28th, 2023
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX CROWN
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