

\$769,900 - 33 Royal Birch Landing Nw, Calgary

MLS® #A2109348

\$769,900

4 Bedroom, 5.00 Bathroom, 1,968 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

We are proud to present this 2 Storey Fully Finished SW Backing Walkout home in highly sought after Royal Oak! Located in a quiet traffic zone with a cul de sac at the end of the street, and within walking distance to the Royal Oak Elementary School and William D. Pratt Middle School! This now well established community has so many things to offer in terms of overall amenities including Shopping and Restaurants, plus the YMCA and is close to Stoney Trail for quick access around Calgary! This is an open main floor layout with a 9' ceiling height and maple hardwood flooring that has fabulous open views including the Rocky Mountains out the back windows! Enjoy your Great Room with Gas Fireplace leading to your Kitchen with Raised Eating Bar, Granite Counters, Stainless Steel Appliances including a newer Cafe Gas Range, and your Dining Area overlooking the back views and leading to your Walkout Deck. The Upper Level boasts a Vaulted Full Width Front Bonus Room, 3 Bedrooms and 2 Bathrooms with marble counters! The Newly Developed Walkout Level has a 4th bedroom area, open Family Room with Wet Bar, and 2 Bathrooms! Enjoy the summers on your outdoor patio! Plenty of SW Sunshine beaming into your home, and lots of room with the lot size of 42' x 117' and the Fully Fenced backyard for kids to enjoy! A total of 4 1/2 bathrooms! The 21' wide x 22' deep oversized front attached double garage is wired for EV charging, and has been insulated, drywalled



and painted. Pride of Ownership, added Smart Home Technology with Alexa/Google, and Central Air Conditioning complete this fine home. **REALTORS PLS REVIEW MEMBER COMMENTS REGARDING THE BOOKING OF SHOWINGS**

Built in 2005

Essential Information

MLS® #	A2109348
Price	\$769,900
Sold Price	\$800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,968
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	33 Royal Birch Landing Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, See Remarks, Smart
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Appliances	Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 24th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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