

\$829,900 - 106 Royal Birch Rise Nw, Calgary

MLS® #A2128657

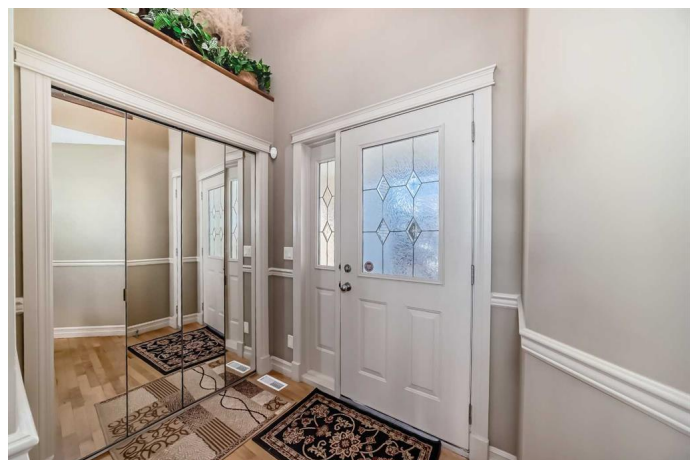
\$829,900

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

CANCELLED Open House 1-3 pm Sunday May 5th. Welcome to this stunning 2-storey home in the family friendly community of Royal Oak! Many features have to be highlighted: on a QUIET CUL-DE-SAC, BACKING TO ENVIRONMENTAL RESERVE, picturesque VIEW, SOUTH facing backyard, finished WALK-OUT basement, convenient 2ND FLOOR LAUNDRY and SKYLIGHT. Upon entering, you'll be greeted by soaring ceilings, open floor plan and classic hardwood floor. The kitchen, equipped with loads of cabinets, granite countertops, stainless steel appliances and a walk-in pantry, flows seamlessly into the dining area and living room. The spacious living room features a cozy gas fireplace and a huge south facing window letting abundant natural light pouring in all day long. The bright dining area has access to the oversized, southwest facing deck which overlooks the beautiful backyard and provides serene views of city, mountain and the natural reserve. Following the elegant WROUGHT IRON RAILINGS onto 2nd floor you will find your master retreat with a luxurious soaker tub, stand-up shower, and large walk-in closet, a bonus room with skylight, 2 more generously sized bedrooms, laundry and another 4-piece bathroom. The walk-out basement is designed for relaxation, entertainment and more living space, featuring 4TH BEDROOM, 4-piece full bathroom, FAMILY ROOM WITH 2ND. RIVER ROCK FIREPLACE, HOBBY ROOM & LOADS OF STORAGE. This home is close to park,



premier public and private schools, shopping centre, YMCA and quick access to major routes. This home is a must-see. Schedule your showing today before itâ€™s gone!

Built in 2003

Essential Information

MLS® #	A2128657
Price	\$829,900
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,980
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	106 Royal Birch Rise Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In
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	Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	Fireplace(s), Standard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Lawn, Garden, Gentle Sloping, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 6th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Skyrock
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