

\$709,900 - 122 Royal Birch Rise Nw, Calgary

MLS® #A2134819

\$709,900

4 Bedroom, 4.00 Bathroom, 1,824 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Welcome this charming residence in the desirable community of Royal Oak, boasting 4 bedrooms, a great sized bonus room and an expansive yard! Stepping inside you are greeted with a lovely kitchen. The centerpiece is a versatile island that doubles as a breakfast bar, providing ample seating for casual meals or socializing while cooking. The corner pantry offers plenty of storage space for all your kitchen essentials, and the open layout seamlessly connects the kitchen to the eating nook, making meal prep and dining a breeze. The eating nook is a bright and inviting space, perfect for enjoying your morning coffee or casual meals. It features a large window that floods the area with natural light and offers access to the back deck, creating an open and airy atmosphere. Adjacent to the eating nook, the living room is a cozy yet spacious retreat. A fireplace with a wooden mantle serves as the focal point, providing warmth and ambiance during cooler months. The large window allows for an abundance of natural light, making the room feel welcoming and bright. A 2pc powder room and main floor laundry complete this main level. Heading upstairs, you'll discover the versatility of the bonus room. This space is perfect for a playroom, home office, or additional living area, featuring bright windows that let in plenty of natural light. The primary suite boasts a 4-piece ensuite that is complete with a standalone shower and soaking tub for relaxation. The walk-in closet offers additional



storage space, and a ceiling fan ensures comfort year-round. Two great sized bedrooms and 4pc bathroom top off this upper level. Descending to the lower level, the basement offers a walk-out design, providing direct access to the backyard. Here you'll find the yard fully fenced, providing privacy and security. It features well-maintained garden boxes, perfect for the gardening enthusiast to grow their favourite vegetables, herbs, or flowers. Additionally, there's a generously sized lower-level patio, ideal for outdoor entertaining, relaxing with a book, or enjoying family barbecues. This lower level presents a fantastic opportunity for customization, allowing you to develop it further to suit your specific needs and preferences. With its blend of functional spaces and practical features, this home is perfect for those seeking a harmonious balance of comfort, convenience, and style.

Built in 2001

Essential Information

MLS® #	A2134819
Price	\$709,900
Sold Price	\$699,188
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,824
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	122 Royal Birch Rise Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J8

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Lawn, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	July 22nd, 2024
Days on Market	59
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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