

# \$878,000 - 109 Royal Birch Bay Nw, Calgary

MLS® #A2135889

**\$878,000**

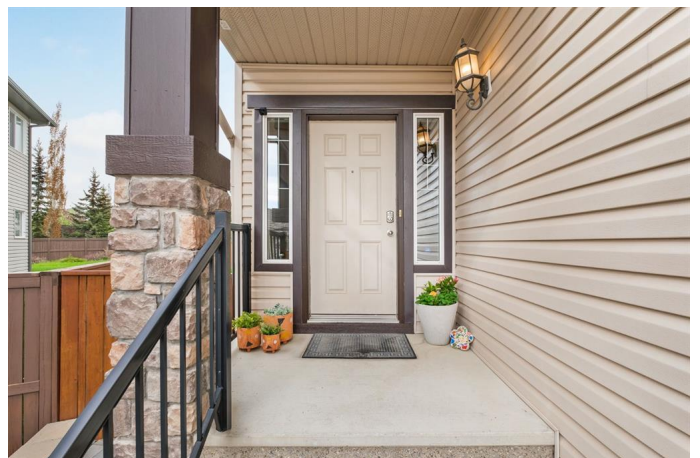
4 Bedroom, 4.00 Bathroom, 2,222 sqft

Residential on 0.19 Acres

Royal Oak, Calgary, Alberta

Nestled in the serene community of Royal Oak, this BEAUTIFULLY RENOVATED home offers an abundance of features to elevate your lifestyle. Embrace the tranquility of the huge PIE LOT enveloped by lush trees, providing unparalleled privacy in your own backyard oasis. Enjoy breathtaking views of the majestic mountains from both the bonus room and upper bedroom, creating an idyllic backdrop for relaxation.

Step inside to discover your new family home! AIR CONDITIONING keeps this home the perfect temperature year round. Home office on the main floor, perfect if you work from home or can double as a play room. The sunny living room with its GAS FIREPLACE and dining room share an incredible view of the HUGE backyard. Indulge your culinary desires in the BRAND NEW KITCHEN by Legacy Kitchens, featuring modern appliances including a Miele dishwasher and Bosch cooktop, complemented by stunning cabinets with exciting pull out™s everywhere. Open up the doors and drawers! They also added USB plugs on the island for added convenience. Check out this large laundry room with a sink and lots of room to fold. Your garage has a storage loft and new garage door opener. The whole main floor showcases tasteful luxury vinyl plank flooring throughout, accentuated by many pot lights creating an inviting atmosphere.



Retreat to the spacious upper level, where a bonus room awaits with built-in storage, a KITCHENETTE with sink, microwave and a ton of cabinets for glassware and cocktails and captivating MOUNTAIN VIEWS. Unwind in the primary suite, offering blackout blinds, FULLY RENOVATED BATHROOM with double sinks, stunning tiled shower, freestanding tub and organized closet space.

WAIT, IT’S NOT OVER - We still have to check out the basement! This is brighter than your average basement with an extra window in the giant, flexible rec room. A bedroom setup for a teenager with a full 3 pce bathroom with storage, a gorgeous shower and an extra linen closet. Even a bonus storage room hidden behind a fancy barn door. Did we mention NEW PAINT throughout.

Additional highlights include an incredible stone firepit area, a 10x10 shed on a cement pad, and a radon remediation system for peace of mind. 2012 roof, equipped with 50-year shingles, ensures long-lasting durability, while the triple-paned windows installed in 2020/2021 enhance energy efficiency and sound insulation. The deck, complete with composite decking and a gas hookup for both the BBQ and firetable, is perfect for outdoor entertaining year-round. With every detail meticulously cared for, this is the epitome of luxury living in Royal Oak. Don't miss your chance to call this exquisite property home.

Built in 2006

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2135889  |
| Price      | \$878,000 |
| Sold Price | \$916,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,222       |
| Acres          | 0.19        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109 Royal Birch Bay Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 5X6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows                                  |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                             |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                       |
| Lot Description   | Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete, See Remarks                                                              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2024 |
| Date Sold      | June 2nd, 2024 |
| Days on Market | 3              |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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