

\$875,000 - 143 Royal Birch Way Nw, Calgary

MLS® #A2142801

\$875,000

4 Bedroom, 4.00 Bathroom, 2,353 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

HOME SWEET HOME! OPEN HOUSE
SATURDAY JUNE 22nd, 11am-1pm and
SUNDAY JUNE 23rd, 2pm-4pm! Welcome to
this extraordinary, exquisitely maintained and
FULLY FURNISHED 2 storey family home
situated on a quiet street in sought-after Royal
Oak backing on to a pristine GREEN SPACE!
Heading in to this stunning home you will fall in
love with the open concept floor plan offering 4
bedrooms, 3.5 bathrooms, 3,381+ exquisite
SQFT of living space throughout and
CENTRAL AIR CONDITIONING (added in
2022). The main floor features gleaming
hardwood flooring, a bright and spacious
chef's kitchen with stainless steel
appliances, granite countertops/massive
granite island with a convenient eating bar,
sophisticated dining room, sun-drenched living
room with an abundance of windows offering
incredible views of the deck and GREEN
SPACE, a 2 piece vanity, a bright office space
and convenient main floor laundry. Upstairs
you will find the family/bonus room with large
bright windows and vaulted ceilings perfect for
a growing family and entertaining, 2 generous
sized bedrooms, a gorgeous 4 piece bathroom
and the magnificent primary retreat with a
spa-like 5 piece ensuite bathroom with a jetted
soaker tub with gorgeous, relaxing views. The
fully developed basement contains a large
recreation area along with a POOL TABLE,
utility room with ample storage and an elegant
4 piece bathroom. Heading outside, there is an
OVERSIZED double attached garage with two



additional driveway spots and the beautifully manicured and fully fenced backyard with a large deck and fire pit patio area to enjoy the views and warm summer nights. You can't beat this amazing location, steps to WILLIAM D. PRATT MIDDLE SCHOOL & ROYAL OAK SCHOOL, parks, pathways, public transit, YMCA, shopping and all other major amenities. This home is a MUST VIEW! Don't miss out on this GEM, book your private viewing today!

Built in 2005

Essential Information

MLS® #	A2142801
Price	\$875,000
Sold Price	\$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,353
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	143 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Y1

Amenities

Parking Spaces	4
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Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, Oversized
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Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Other, Private, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 25th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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