

\$749,900 - 75 Royal Birch Circle Nw, Calgary

MLS® #A2160251

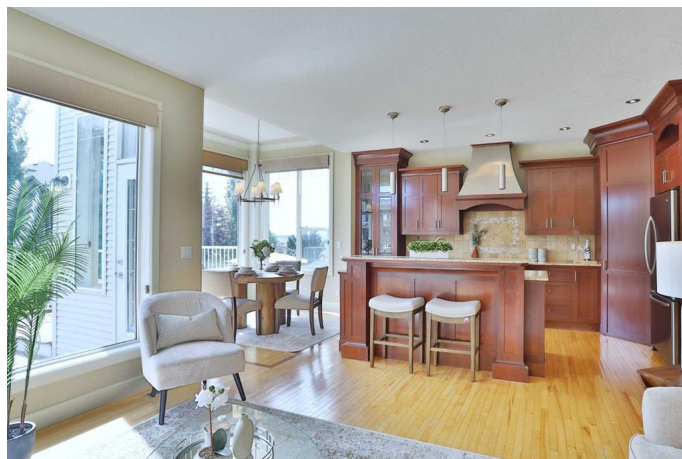
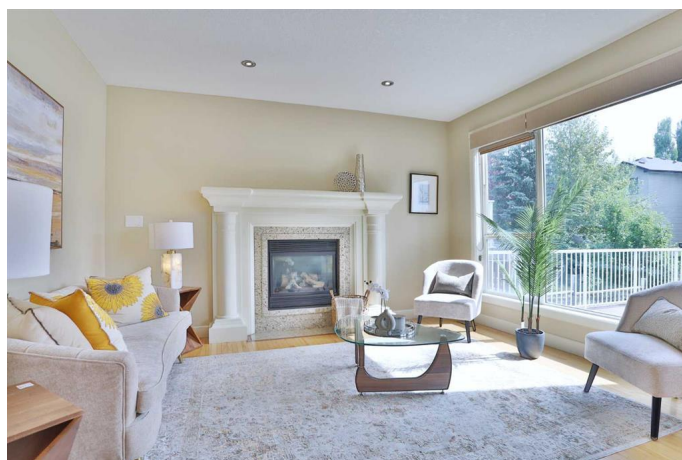
\$749,900

4 Bedroom, 4.00 Bathroom, 1,781 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

The perfect home for your family in this beautifully appointed two storey in the popular Northwest Calgary neighbourhood of Royal Oak...on this quiet crescent within walking distance to schools, playing fields & winding ravines. Available for quick possession, this terrific home enjoys hardwood floors & total of 4 bedrooms, relaxing central air, fenced backyard with composite deck & finished lower level with oversized windows. Drenched in natural light, you'll love the open concept flow of the main floor with its expansive 9ft ceilings, sunny great room with fireplace, dining room with 10ft ceilings & stylish kitchen with walk-in pantry & granite counters, centre island with raised bar & stainless steel appliances including Amana fridge & Frigidaire stove/convection oven. Upstairs there are 3 wonderful bedrooms & 2 full baths; the cozy owners' suite has a walk-in closet, wall of built-in cabinets & jetted tub ensuite with granite counters, corner windows with mountain views & separate shower. Away from the bedrooms is the sensational bonus room with vaulted ceilings, wall speakers & built-in entertainment centre. The lower level is finished with a great-sized rec room, bathroom with walk-in shower & 4th bedroom with built-ins. Main floor also has a lovely guest powder room with granite counters & separate laundry room with built-in cabinets & stacking Samsung washer/LG steam dryer. The backyard is fully fenced & landscaped, complete with an amazing composite deck



with under-deck storage. Plus there are loads of built-in cabinets in the garage for extra storage space. With its prime location only minutes to the Royal Oak Shopping Centre & Shane Homes YMCA, & quick easy access to the LRT & Crowchild/Stoney Trails, what more could you ask for in your next home?

Built in 2003

Essential Information

MLS® #	A2160251
Price	\$749,900
Sold Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Royal Birch Circle Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 21st, 2024
Days on Market	24
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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