

\$949,000 - 140 Royal Birch Crescent Crescent Nw, Calgary

MLS® #A2163094

\$949,000

5 Bedroom, 4.00 Bathroom, 2,408 sqft
Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to this luxury triple garage house. Rare over sized TRIPLE GARAGE with a huge work space or park the 4th car behind the third bay . Polyaspartic covered floors, a stairwell to the basement from the garage. Upon entering the front door, you are greeted by tile & hardwood throughout the main level which features a large entrance, office, laundry (with a new steam washer/dryer & custom built-in storage) & the powder room. The rear has a beautiful formal dining room, living room with gas fireplace, breakfast nook with double French doors leading to the beautiful backyard & a massive gourmet kitchen with tons of cherry cabinets that are complimented by granite countertops and brand-new SS appliances, a huge island, and a large wall pantry. Upstairs features a massive primary bedroom, elegant 5 piece ensuite and a huge walk in closet. 2 large secondary bedrooms and a bonus room with build in custom cabinets designed for a media /family room. The lower level is finished to the same standards as the upper floors and features travertine floors with in-floor heating, high ceilings, 2 bedrooms , a 4-pc bath, an impressive custom built-in cabinetry and pre-wired home theater system that is perfect for all those cozy nights with family & friends. The intimate backyard has mature trees for privacy, a flagstone patio, and a portable firepit. Left side yard with raised garden and



huge garden shed. The entire front and back yard, include the garden, has WiFi controlled irrigation sprinklers. Loaded with luxury upgrades (A/C, central vac, cove moldings, 10ft ceilings, custom millwork, finished basement, upgraded windows and LED lighting, gas BBQ hook-up etc). New shingles 2017, new hot water tank 2021, furnace tuned, and gas valve replaced 2021, ducts cleaned 2022, central vac system upgraded 2022. Walking distance to all amenities including shopping, schools, parks, bus & easy access to major traffic routes: Country hills & Stoney Trail.

Built in 2004

Essential Information

MLS® #	A2163094
Price	\$949,000
Sold Price	\$930,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,408
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	140 Royal Birch Crescent Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5P2

Amenities

Parking Spaces	7
Parking	Additional Parking, Front Drive, Heated Garage, Oversized, Plug-In, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Washer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Garden, Playground, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Few Trees, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 12th, 2024
Days on Market	68
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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