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

MLS® #A2163094

\$949,000

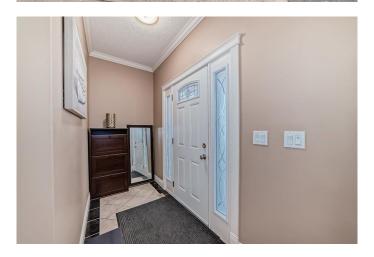
5 Bedroom, 4.00 Bathroom, 2,408 sqft Residential on 0.12 Acres

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 routs: 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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