

65 Royal Birch Way NW
Calgary, Alberta

MLS # A2259594



\$710,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Tastefully Updated Family Home Backing Onto Green Space in Royal Oak - Welcome to this fully finished 2-storey home in the heart of Royal Oak, perfectly situated with no neighbours behind and backing directly onto two schools, playgrounds, and a large green space. Inside, you're welcomed by a high ceiling entry and an open, functional layout featuring 9 feet ceilings, hardwood and tile flooring, and a bright living room. The main floor includes a well-appointed kitchen with island, newer stainless steel appliances, and a convenient walkthrough pantry. An updated powder room adds a modern touch, while the dining nook opens to the backyard deck—overlooking the landscaped yard. Upstairs, a spacious bonus room offers incredible flexibility—perfect as a family retreat for movie nights, a kids' play area, or even an additional bedroom if desired. Three well-sized bedrooms and a 4-piece main bath complete the level, including a generous primary suite with a walk-in closet and private 4-piece ensuite bathroom. The primary bedroom is a true retreat, offering plenty of space to unwind and serene views overlooking the green space behind the home. The fully developed basement is designed for entertaining, featuring a custom wet bar with stacked-stone feature wall, a media/theatre room with projector and screen, games area, and a full 3-piece bath. Set on a quiet street, this property combines everyday comfort with unbeatable access to Royal Oak's family-friendly amenities—schools, playgrounds, toboggan hill, transit, shopping, and quick access to Stoney Trail. This home truly has it all—space, style, and location. Book your private showing today and experience the lifestyle Royal Oak has to offer!