

32 Royal Birch Park NW Calgary, Alberta

MLS # A2270341



\$694,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	ENERGY STAR Qualified Equipment
Floors:	Carpet, Vinyl
Roof:	Asphalt
Basement:	Full
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Pergola

This 3 bedroom Character Home with a welcoming PORCH is READY for you to call HOME. The "Advantage 2" floor plan built by Birch Wood Properties, is a sprawling 2402 square feet on 3 levels! This home features 9-foot ceilings, and a consistent comfortable air temperature courtesy of AIR CONDITIONING for hot days or a HIGH EFFICIENCY FURNACE for the cold ones. This floor plan's features just make sense. The Main-floor, the den is found by the front door, a spacious great room, and a bright dining area. The kitchen is the true heart of the home, featuring a massive 15-foot layout, a walk-in pantry, and upgraded appliances that are ready for your culinary masterpieces. A 2-piece powder room is discreetly located in the back mud room. And because "move-in ready" should mean ready, the entire home features upgraded lighting throughout. No dark corners or sad, single-bulb rooms here. It's all framed by rich, natural wood window coverings that add a touch of class and, more importantly, privacy when you need it. The Upper Floor: This is where the "Advantage" floor plan really kicks in. The primary suite is a true owner's retreat, boasting a 14'x11' bedroom plus a 9'x5' sitting area, a full ensuite, and a walk-in closet. The UPSTAIRS LAUNDRY (with upgraded washer/dryer) is right where the clothes live. No need to haul baskets up and down three flights of stairs. Two other generous bedrooms, and a 4-pc bathroom complete this perfect family level. The basement is fully developed with another (750 sq. ft.) of living space, featuring a massive family room for movie nights, an area for hobbies or crafts, a 2 pc powder room and ample storage for all the things you promise you'll use one day. Step out back into your new happy place, this is a fully landscaped,

MAINTENANCE-FREE Outdoor "Oasis" Featuring a stamped concrete patio, and two edible gardens ready for your inner chef. To top it all off, you also have a DOUBLE DETACHED garage to keep your vehicles cozy all winter. This is the one you've been waiting for. It's the perfect blend of a classic "Character Home" with modern upgrades you want; in a community you'll love. Don't miss this one! Call your favourite REALTOR® to book a private showing