

## 230 Royal Birch View NW Calgary, Alberta

**MLS # A2281885**



**\$1,900,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,249 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Drive Through, Driveway, Parking Pad, Quad or More Attached, Triple Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Smart Home, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	none		

A rare opportunity to own a custom built ultra luxury residence by Ashmore Homes, ideally located on a cul de sac in one of the northwest's most prestigious and well connected communities. This exceptional home is defined by superior craftsmanship and attention to detail, featuring imported Italian marble, refined gold accents, heavy high quality wooden doors, and premium materials throughout. The home offers soaring high ceilings on both main and upper levels, along with impressive 10 foot ceilings in the fully developed basement, creating a sense of scale and openness at every level. With eight spacious bedrooms and seven full bathrooms, bedroom includes its own private ensuite and walk in closet, delivering hotel level comfort and privacy. The primary suite is a private retreat with stunning downtown views, while the basement includes additional bedrooms and is designed for flexible use, including the potential for a private separate suite. Complete privacy with no visible neighbors,