

**37 Royal Birch Landing NW  
Calgary, Alberta**

**MLS # A2297307**



**\$887,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,883 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Openhouse Saturday April 18, 12 to 2pm. Welcome to this gorgeous, very bright, fully renovated like new home offering approximately 2,500 SQ FT of total living space, featuring 5 bedrooms, 4 bathrooms, and a WALKOUT basement with LEGAL SECONDARY SUITE, ideally located in a quiet CUL-DE-SAC. This home showcases an excellent floor plan with extensive upgrades throughout. The main floor has been completely remodeled with NEW paint, NEW vinyl flooring throughout, NEW interior doors and handles, updated railings, pot lights, and modern lighting. The NEW kitchen is beautifully designed with brand-new cabinetry, countertops, and upgraded stainless steel appliances. All bathrooms have been FULLY RENOVATED, featuring NEW vanities, tiles, faucets, toilets, and lighting. Exterior upgrades include a NEW concrete patio, NEW concrete sidewalk, NEW custom fencing, and a storage shed. Enjoy breathtaking mountain views from the west-facing, full-width deck. The property also offers ample parking with a driveway that accommodates up to 4 vehicles, leading to an oversized insulated and drywalled DOUBLE ATTACHED GARAGE. The inviting family room features a cozy gas fireplace with tile and maple surround, seamlessly connected to the kitchen and sunny breakfast nook with direct access to the deck. Upstairs, you will find 4 spacious bedrooms, including the primary bedroom with a walk-in closet and a NEW 4-piece ensuite bathroom. The WALKOUT basement with LEGAL SECONDARY SUITE (2024) is fully self-contained with its own newer kitchen, bathroom, bedroom, and private laundry an excellent opportunity for RENTAL INCOME or extended family living. Conveniently located close to the YMCA, a short drive to the C-Train, within walking distance to schools, and near shopping centers and Stoney Trail. MOVE-IN READY with exceptional value

and income potential&mdash;this is a must-see!