

86 Royal Birkdale Court NW  
Calgary, Alberta

MLS # A2214039



**\$779,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,993 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** NA

Exquisite 4-Bedroom Estate Home with 2-Bedroom Basement in Prestigious Royal Oak Step into this impeccably maintained, fully developed family home on a quiet cul-de-sac in the highly coveted community of Royal Oak. Surrounded by executive-style homes, lush green spaces, and top-rated schools, this remarkable residence offers over 2700sq.ft. of thoughtfully designed living space—providing exceptional comfort, flexibility, and investment potential for families and discerning buyers. Main Floor Highlights:-- &bull; Bright and airy front living room with soaring vaulted ceilings and new pot lights that create a vibrant ambiance day or night &bull; Elegant formal dining area, ideal for hosting unforgettable gatherings &bull; Cozy family room with hardwood flooring and a gas fireplace, perfect for relaxed evenings &bull; Spacious, sunlit kitchen featuring granite countertops, center island, walk-in corner pantry, and recently upgraded fridge, range, and hood fan &bull; Versatile main floor den - ideal as a stylish home office or guest bedroom &bull; Convenient laundry/mudroom with brand-new washer & dryer, and direct access to the finished double attached garage Outdoor Oasis:-- &bull; Direct access to well maintained deck that leads to a beautifully landscaped backyard &bull; Built-in hot tub\* with a privacy wall. &bull; Dedicated dog run and doghouse for your furry companions &bull; A perfect balance of lush green space and patio areas—tailor-made for entertaining and family fun Upper Level Comfort:-- &bull; Brand-new carpet throughout the upper level &bull; Four generously sized bedrooms and two full bathrooms &bull; Tranquil primary bedroom with a jetted tub, separate shower, and ample space to unwind Fully Finished Basement :-- &bull; Professionally developed 2-bedroom basement - ideal for extended

family or guests • Bright and open recreation area with a pool table included • Fully equipped, brand-new kitchen with granite countertops • Elegant full bathroom featuring a private sauna for luxurious relaxation Recent Upgrades & Maintenance:-- • Freshly painted throughout—including ceilings • Brand-new carpet on the upper floor • Recently replaced hot water tank and garage door motor • Exceptionally clean and move-in ready Situated in an unbeatable location, just steps to parks and top-rated schools, and minutes from the shopping, dining, LRT, and amenities of Crowfoot Centre. \*Note: Motor for the outdoor hot tub requires replacement. A rare and refined opportunity blending luxury, lifestyle, and income potential—book your private showing today with your favourite Realtor!