

37 Royal Birch Close NW Calgary, Alberta

MLS # A2308994



\$829,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Basement refrigerator, stove, microwave, dishwasher

Welcome to this beautifully maintained family home offering breathtaking mountain views, a sunny south-facing backyard, and a thoughtfully designed layout perfect for everyday living and entertaining. From the moment you step inside, you are greeted by soaring open-to-below ceilings in the expansive front living room, creating a bright and airy atmosphere filled with natural light. The elegant front dining area flows seamlessly into the main living spaces, making it ideal for hosting. The main floor also features a private office, a convenient 2-piece powder room, and a functional laundry room complete with a sink and additional storage. Added comfort comes from the electric air cleaner integrated with the furnace system for enhanced indoor air quality. At the heart of the home is the spacious kitchen, featuring quartz countertops, stainless steel appliances, a large central island with raised breakfast bar seating, and a corner pantry for extra storage. Adjacent to the kitchen is the bright eating nook, which opens effortlessly to both the living room and the back deck, creating the perfect indoor-outdoor flow for entertaining. Oversized windows flood the inviting living room with sunlight while showcasing the stunning mountain scenery. A cozy fireplace with a tile surround and warm wooden mantle adds charm and comfort to the space. Upstairs, the spacious primary retreat offers beautiful mountain views, a large walk-in closet, and a luxurious 5-piece ensuite complete with dual vanities, a soaking tub, separate shower, and private water closet. A versatile nook area at the top of the stairs overlooks the family room below and is ideal for a reading corner, homework station, or workspace. Two additional generously sized bedrooms share a well-appointed 4-piece bathroom, making the upper level perfect for growing families. The third upstairs bedroom also includes a discreet

half-round window covering that blends seamlessly into the wall when not illuminated from outside, offering both privacy and a clean aesthetic. The fully developed walkout basement provides exceptional flexibility and features a separate entrance. Bright and open with large windows throughout, this level includes a full kitchen with a dishwasher, oven, fridge, and corner pantry, along with a comfortable eating nook and living area. The basement bedroom features a walkthrough closet leading to a private 3-piece bathroom, creating a comfortable setup for extended family and guests. The home also includes a 60-gallon hot water tank, well suited to service both the main living area and basement. Outside, the sunny south-facing backyard is fully fenced and offers plenty of room for children, pets, gardening, or outdoor entertaining. With stunning mountain views, spacious living areas, thoughtful upgrades, and an ideal layout for multi-generational living, this home presents an incredible opportunity in a highly desirable setting.