

\$790,000 - 274 Royal Birch Way Nw, Calgary

MLS® #A2206836

\$790,000

4 Bedroom, 4.00 Bathroom, 1,880 sqft

Residential on 0.10 Acres

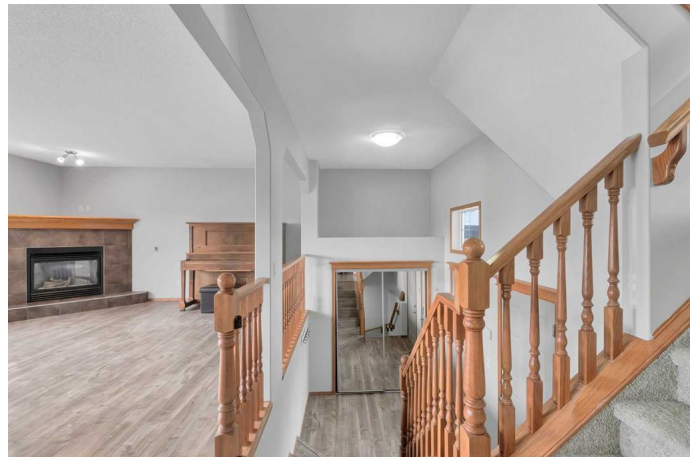
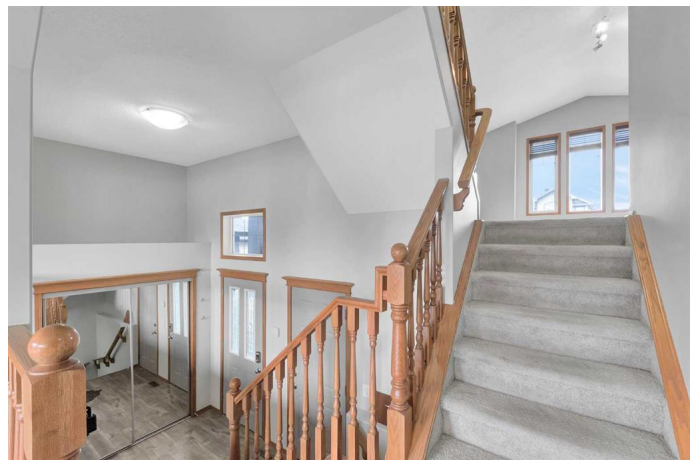
Royal Oak, Calgary, Alberta

Welcome to this stunning, beautifully renovated, freshly painted 2-storey, 4 level split home offering 4 bedrooms, 3.5 bathrooms, and over 2,700 sq ft of beautifully finished living space. Situated in a quiet, family-friendly location, this home combines comfort, functionality, and style—perfect for modern family living.

Step inside to a bright and open main floor to the kitchen, dining room and living room. The sun-filled kitchen boasts spectacular renovations with quartz countertops including the center island, updated cabinets, luxury vinyl plank throughout the main floor, flowing seamlessly into the spacious living room with a cozy corner gas fireplace and a generous dining area.

Off the dining room leads to a large deck with a retractable awning, with stairs descending to the second level of the deck then down to a beautifully landscaped west-facing backyard, complete with a fire pit, seating area with an interlocking concrete patio and hot tub with canopy cover—ideal for outdoor entertaining.

Upstairs, you'll find a massive bonus room with vaulted ceilings, a serene primary bedroom with a luxurious, renovated 4-piece ensuite featuring an oversized shower, skylight, and walk-in closet. Two additional good-sized bedrooms and a 4-piece main bath complete the upper level. Enjoy breathtaking



mountain views from both the primary and second bedroom.

The professionally developed basement includes a large family room, 4th bedroom, 4-piece bathroom, and a laundry area—perfect for guests or growing families. Additional features include recently purchased washer/dryer, recently purchased dishwashing machine, new tankless hot water for endless hot water, A/C, water softener, central vacuum system, double attached garage with epoxy flooring and slat wall installed for customizable storage, 2-piece powder room on the main floor, impeccably maintained—pride of ownership throughout, walking distance to schools, parks, shopping, and transit, quick access to Country Hills Blvd & Stoney Trail.

This is an exceptional opportunity to own a turnkey family home in a sought-after location. Don't miss out—book your private showing today!

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206836 |
| Price | \$790,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,880 |
| Acres | 0.10 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 274 Royal Birch Way Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5Y2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Family Room, Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Awning(s) |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Treed, Yard Drainage |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

Listing Office eXp Realty

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