

\$1,625,000 - 47 Royal Birch Cove Nw, Calgary

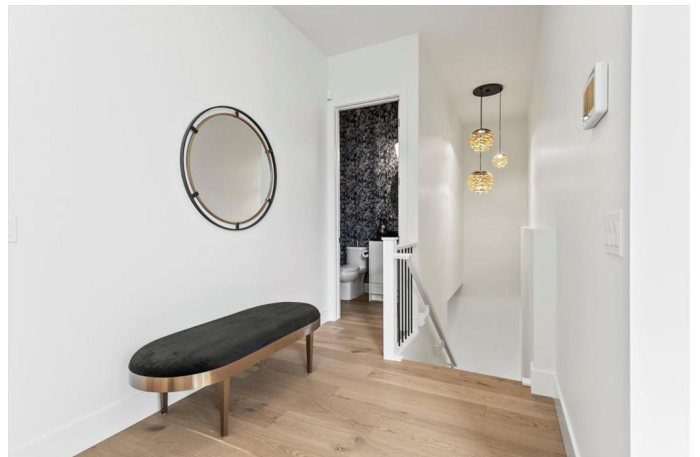
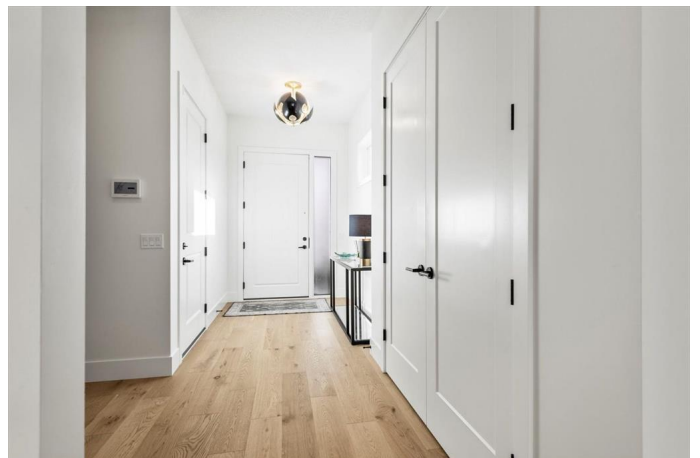
MLS® #A2193969

\$1,625,000

3 Bedroom, 3.00 Bathroom, 1,453 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

47 Royal Birch Cove at the Villas at Birch Point offers luxurious villa style living in the beautiful community of Royal Oak in NW Calgary. This walkout semi-detached bungalow offers over 2700sf of interior living space featuring an incredible master retreat, two additional bedrooms in the lower level and a total 2.5 baths. This floorplan was customized to offer a full size walk in pantry and separate laundry room to maximize function! The open concept dream kitchen, living and entertaining space is sure to welcome many family gatherings big or small. The interior finishes were professionally selected, and no expense was spared, offering countless upgrades such as custom built ins and upgraded finishes throughout. The screened in and enclosed upper deck is a slice of bug free heaven with a ravine view, and heaters to keep you cozy, it's an extension of your living space! The lot this property sits on is not to be missed, backing onto the Royal Oak Natural Ravine park providing stunning green space views and plenty of opportunity to watch the local wildlife while enjoying your morning coffee. Your backyard provides a fully fenced in area for your furry friends. The attached double garage and additional driveway space provide parking for two more cars. This is a rare feature in villa properties. Last but not least your lawn care and snow removal to your front door is completely taken care of! A no maintenance lifestyle provides comfort and peace of mind when you travel.



Built in 2023

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2193969 |
| Price | \$1,625,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,453 |
| Acres | 0.10 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 47 Royal Birch Cove Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G5P9 |

Amenities

| | |
|----------------|------------------------------------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Built-in Features, Double Vanity, Soaking Tub |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Bar Fridge, Garburator, Induction Cooktop, Tankless Water Heater, Water Purifier |
| Heating | In Floor, Forced Air |
| Cooling | Central Air |

| | |
|-----------------|--------------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|------------------------------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Landscaped, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 50 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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