

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

MLS® #A2193969

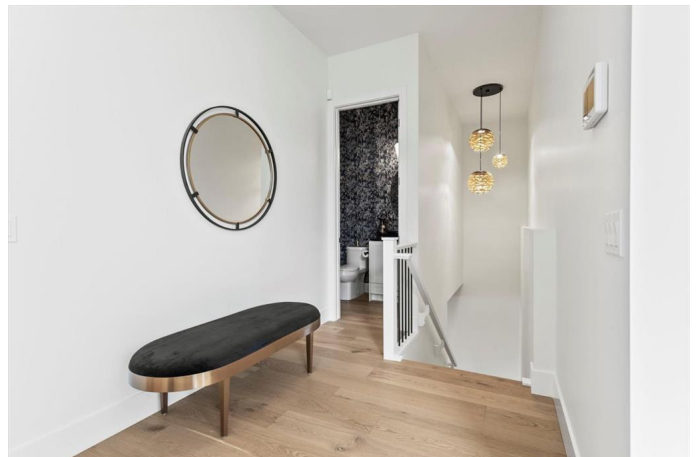
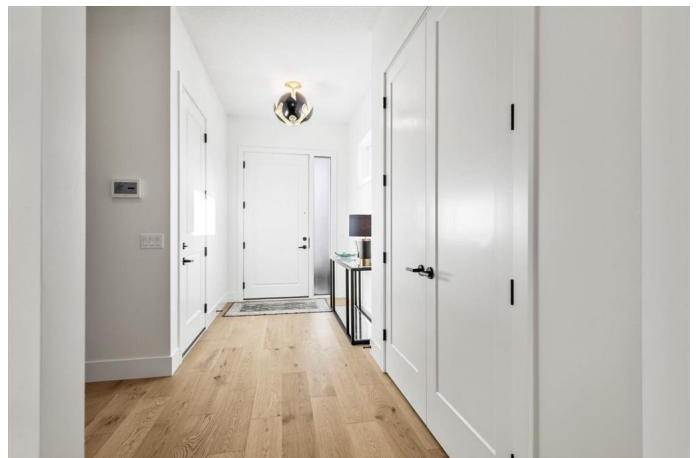
**\$1,625,000**

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	Side by Side, Bungalow
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, Driveway, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Refrigerator, Washer, Water Purifier, Window Coverings, Bar Fridge, Induction Cooktop, Tankless Water Heater
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, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	65
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.