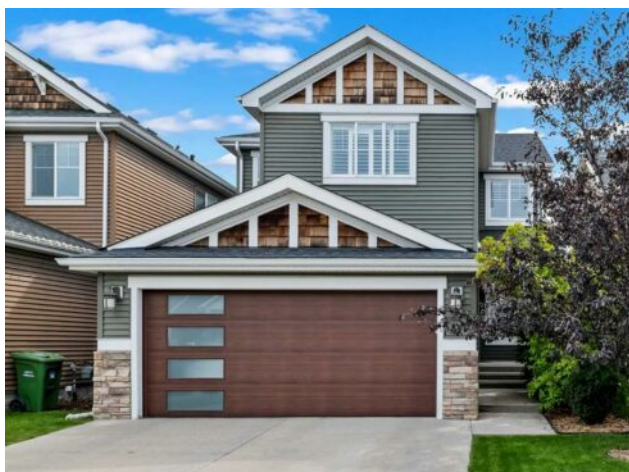


13 Royal Birch Park NW Calgary, Alberta

MLS # A2256966



\$875,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,989 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: Shed, wardrobe in bsmt room, work bench and wooden shelves in bsmt, TRX ceiling hanger, all closet built ins, hooks and storage in garage, bathroom mirror

Welcome to this stunning, fully renovated two-story gem nestled in the highly sought-after community of Royal Oak. Situated on a quiet, family friendly street, this immaculate home offers a perfect blend of luxury, comfort, and functionality—ideal for modern families seeking space, style, and serenity. Boasting over 2,700 sq.ft. of beautifully finished living space, this home features 3 spacious bedrooms upstairs, a versatile bonus room, and a fully finished basement that includes a 4th bedroom, bathroom, and a large recreation area perfect for guests, a home office, or a teen retreat. From the moment you step inside, you’ll be captivated by the thoughtful craftsmanship, designer finishes, modern colour palette and the luxury finishes throughout. The open-concept main floor showcases wide-plank hardwood flooring, elegant lighting fixtures, and large windows that flood the space with natural light. The gourmet kitchen is a true showstopper, complete with custom cabinetry, quartz countertops, a center island with seating, and premium stainless steel appliances—designed for both entertaining and everyday living. The generous living room is big, bright and yet provides a feeling of intimacy with a beautiful fireplace and comfortable space. Don’t miss the trendy front office and unique passage way connecting one part of the house to the other. Upstairs, you’ll find a generous primary suite with a walk-in closet and a spa-like ensuite all over looking a private feeling green space. Two additional bedrooms, a full bathroom, and a bright, airy bonus room offer plenty of space for a growing family. A perfectly placed upper floor laundry finishes off this exceptional 2nd floor living space. The fully developed basement provides even more room to live and play, with a spacious rec room, 4th bedroom, a bath, and ample storage space. One of the standout

features of this property is its prime location backing onto green space and a tranquil bike path, offering privacy and picturesque views right from your own backyard. The 2 tier decks are perfect whether you're hosting a summer BBQ, watching the kids play, or enjoying a peaceful morning coffee, this outdoor setting is simply unbeatable. Just minutes from top-rated schools, shopping, dining, transit, and the incredible Royal Oak natural ravine pathways, this home truly has it all. Don't miss your chance to own this move-in-ready masterpiece in one of the most desirable NW neighborhoods!