

# \$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

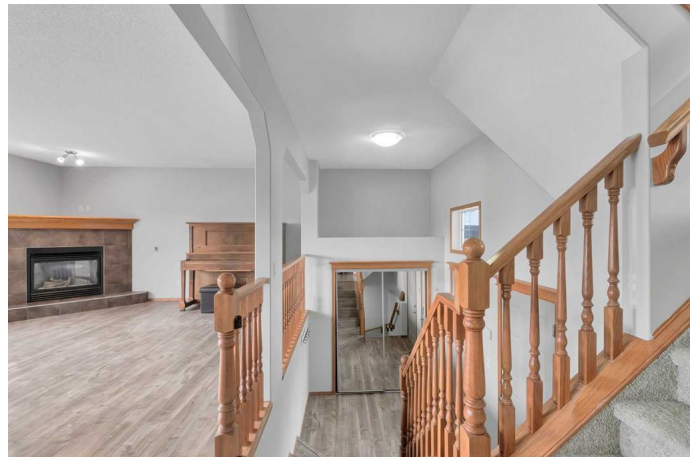
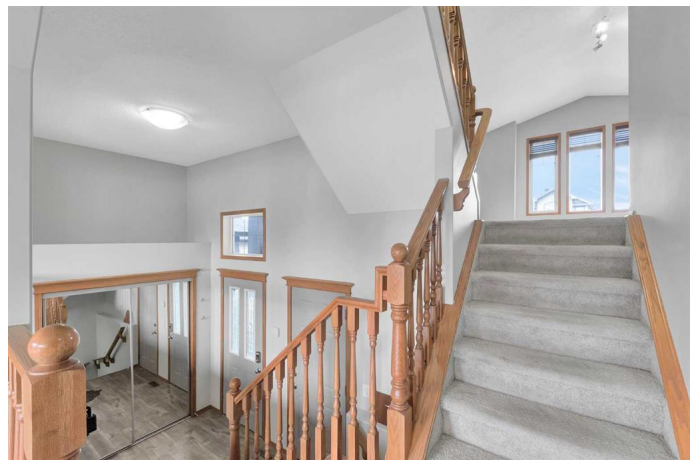
Royal Oak, Calgary, Alberta

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	5
Zoning	R-CG

**Listing Details**

Listing Office                    eXp Realty

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