

# \$1,341,900 - 79 Royal Birch Cove Nw, Calgary

MLS® #A2189750

**\$1,341,900**

3 Bedroom, 3.00 Bathroom, 1,217 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

The Villas at Birch Point gives you the opportunity to live in an exclusive project in one of NW Calgary's most beloved communities—Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom, 2.5-bath, 2,240 sq. ft. (1,217 sq.ft. RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle perfectly. The main floor open-concept layout features 10' high main floor ceilings, a chef-inspired kitchen with an upgraded appliance package, quartz countertops throughout and custom full-height cabinetry opening onto the dining room. The spacious living room is completed with a gas fireplace and access to an expansive 15' x 10' balcony overlooking the scenic, natural surroundings. A spacious primary bedroom complete with a 5-piece ensuite with a luxurious curbless full tiled walk-in shower, walk-in closet and in-suite laundry for added convenience completes the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom and additional living space with a wet bar that is perfect for entertaining. Walk-out access to a lower-level concrete patio with professionally designed landscaping included. The Villas at Birch Point have been crafted for better living with no detail overlooked. The high-quality, low-maintenance materials ensure long-term, worry-free living. The Villas have been constructed 'Elevator Ready' to accommodate future elevator installation if desired. Condo



fees include building insurance, exterior building maintenance and long-term reserve/replacement fund, landscape maintenance, snow removal service, and garbage/recycling/organics service so you can enjoy the Royal Oak lifestyle. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, you're never too far from your favourite places in the NW. Make this exclusive opportunity yours today!

Built in 2023

### Essential Information

MLS® #	A2189750
Price	\$1,341,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	79 Royal Birch Cove Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P9

### Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Electric Range, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	78
Zoning	Residential - Contextual

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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