# \$1,391,250 - 27 Royal Birch Cove Nw, Calgary

MLS® #A2190918

\$1,391,250

3 Bedroom, 3.00 Bathroom, 1,217 sqft Residential on 0.07 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 communitiesâ€"Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom, 2.5-bath, 2,240 sq. ft. (1,217 sq.ft. main floor 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 appointed with a 4-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet and in-suite laundry for added convenience completes the main floor. Downstairs, you'II 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. Possession estimated Spring 2025 â€"make this exclusive opportunity yours today! RMS measurements taken from plan as home is under construction. Photos from similar unit.

#### Built in 2024

# **Essential Information**

MLS® # A2190918 Price \$1,391,250

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,217
Acres 0.07
Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 27 Royal Birch Cove Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5P9

# **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

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 29th, 2025

Days on Market 85

Zoning R-C2

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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