



**54 Royal Birch Landing NW**  
**Calgary, Alberta**

**MLS # A2209427**



**\$974,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,501 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

\* SEE VIDEO\* Perfectly located on a quiet cul-de-sac in the highly sought after community of Royal Oak, this spacious family home sits on one of the largest pie-shaped lots in the neighbourhood—offering plenty of room to rest, relax, and entertain! Step inside to find beautiful hardwood flooring with a bright front living room, a formal dining area, a separate den, and a cozy family room with a mantel fireplace. The kitchen is designed for both function and style, featuring granite countertops, a tiered island with a breakfast bar, large pantry, and sleek appliances complete with a brand new dishwasher, fridge and oven - all connected to a generous dining area and large patio for a seamless blend of indoor-outdoor living. Upstairs, you will find four comfortable bedrooms and a cozy bonus room, perfect for family movie nights or a kids’s hangout. The large primary bedroom includes a walk-in closet and a private ensuite with dual sinks, a jetted tub, and a separate shower. The walkout basement is full of potential and opens directly to the vast backyard—ideal for future development and creating your dream outdoor space. Tucked away in a peaceful location, yet just minutes from transit, schools, parks, shopping, and restaurants, this home truly has it all! Don’t wait, book your showing today!