

**226 Royal Birch View NW**  
**Calgary, Alberta**

**MLS # A2242731**



**\$975,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn,		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** none

Welcome to this stunning home nestled in a tranquil cul-de-sac, backing onto a lush green space, offering unmatched privacy and serenity. Situated on a spacious lot of over 7,100 sqft, this residence seamlessly combines comfort with elegance, flooded with abundant natural light throughout. The inviting entryway features a beautiful arched front door with decorative stained glass windows, leading into a welcoming space with a transition from a tiled foyer to warm, honey-tone hardwood flooring that enhances the home's natural lighting. The interior boasts a modern open-concept living area centered around a stunning fireplace set against a stylish stone accent wall—ideal for cozy gatherings. Decorative recessed lighting in the ceiling and elegant wall sconces along the side walls provide warm ambient illumination, creating a cozy and inviting atmosphere. Large windows throughout flood the space with sunlight and showcase scenic views of the surrounding greenery. The sleek kitchen is a chef's dream, featuring a gas stove with two ovens, rich, dark wood cabinetry, black granite countertops, and stainless steel appliances, including a side-by-side refrigerator—perfect for cooking and entertaining. Designed for year-round comfort, the home features in-floor heating. The walkout basement offers two spacious bedrooms, each bright and large with ample closet space, and large windows that flood the space with natural light, along with a decorative fireplace that adds warmth and charm. The main floor features a generous master bedroom designed as a peaceful retreat. An elegant curved staircase with a polished wooden handrail and decorative metal balusters adds a sophisticated touch and connects the lower level to the upper. Additional large windows throughout the home fill the space with natural sunlight, creating a lively, cheerful

ambiance. This property offers an ideal blend of spaciousness, natural beauty, and stylish finishes—making it perfect for families, downsizers, or investors seeking a move-in-ready home in a peaceful, green setting.