

# \$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

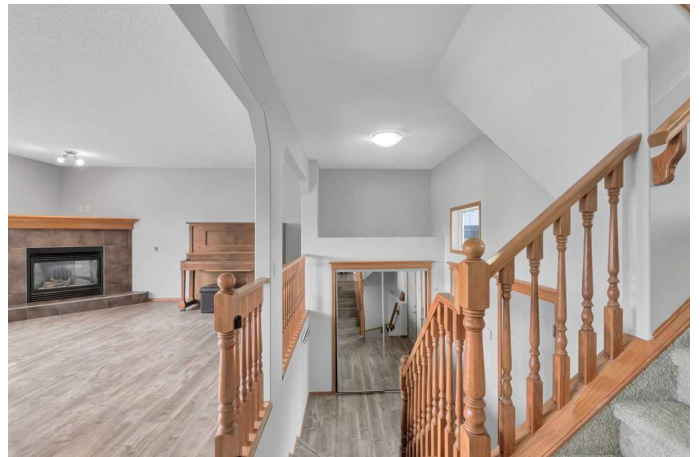
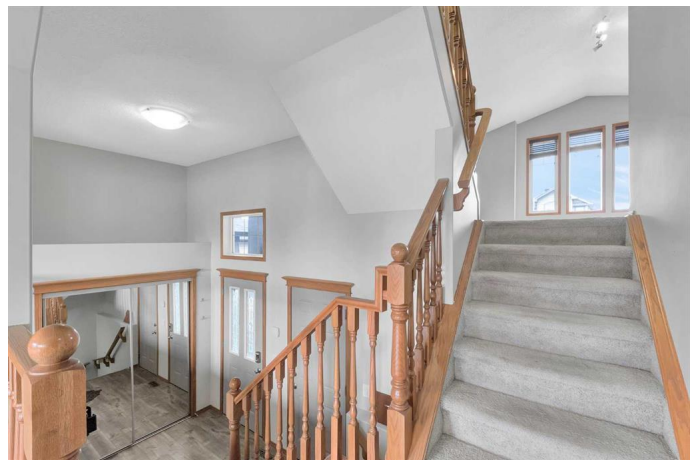
Royal Oak, Calgary, Alberta

Welcome to this stunning, beautifully renovated, freshly painted 2-storey home offering 4 bedrooms, 4 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        | Double Garage Attached, Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                                                        |

### **Interior**

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s), Central Vacuum, Skylight(s), Vaulted Ceiling(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        | Gas, Electric, Family Room, 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, Low Maintenance Landscape, Private, Rectangular Lot, Treed, Level, Yard Drainage |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                                  |
| Foundation        | Poured Concrete                                                                                                           |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

Listing Details

Listing Office                      eXp Realty

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