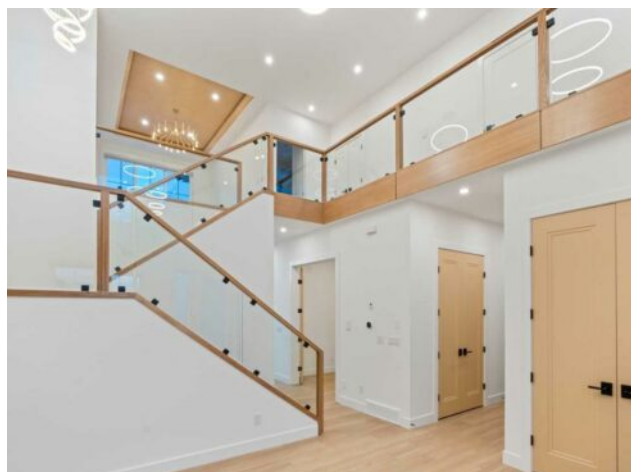


230 Royal Birch View NW
Calgary, Alberta

MLS # A2281885



\$1,900,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,249 sq.ft.	Age:	2026 (0 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Driveway, Parking Pad, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve		

Heating: Forced Air, Natural Gas

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Smart Home, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: none

CUSTOM BUILT 8 BEDROOM HOUSE. BACKING ON TO POND DOWNTOWN WITH VIEW NO NEIGHBOR IN FRONT AND BACK 10 FT MAIN FLOOR CEILING WITH CUSTOM 8 FT DOORS .3250 SQFT HOUSE HAS OPEN TO BELOW VERY MODERN PLAN .LIVING ROOM AND FAMILY ROOM ON MAIN FLOOR .2 KITCHENS DINNNG OFFICE ROOM ,MAIN FLOOR BEDROOM WITH ENSUITE AND COOMON WASHROOM.UPSTAIRS 4 BEDROOMS 2 ENSUITES WITH 2 MASTER BEDROOMS 2 OVERSIZE OTHER BEDROOMS LAUNDRY ROOM AND BONUS ROOM. FULLY FINISHED BASEMENT WITH 3 BEDROOM 2 FULL BATHROOMS KITCHEN LIVING ROOM DINNG ROOM CUSTOM WINDOWS OVERSIZE DOORS ,OVERSIZE LOT