159 Royal Birkdale Crescent NW, Calgary, Alberta - $849,900

Main Photo

Property Description

Welcome to this spacious and beautifully maintained 6-bedroom family home in the highly sought-after community of Royal Oak! This two-storey residence offers an impressive 3,454 sq. ft. of living space designed for both comfort and functionality. The main floor features luxury vinyl plank flooring, soaring 17' ceilings in the bright living room, and a formal dining area. A dedicated home office makes working from home convenient and private. The inviting family room is anchored by a cozy gas fireplace, while the stylish white kitchen boasts an oversized island, gas stove, quartz countertops, subway tile backsplash, corner pantry, and abundant cabinet space. Enjoy family meals in the east-facing breakfast nook, which opens onto a large deck—perfect for outdoor entertaining. Upstairs, you'll find four generously sized

Sean Gillis
RE/MAX Grande Prairie
sean@seangillis.ca
P:
M: 780.897.3520

bedrooms, including a spacious primary suite with a 5-piece ensuite and walk-in closet. The additional bedrooms easily fit queen beds and desks, making them ideal for children or guests. A 4-piece bathroom and a convenient laundry room complete this level. The fully finished basement offers a rare 2-bedroom layout with hardwood flooring, a 4-piece bath, three storage rooms, a wet bar, and a home theatre area with built-in speakers—perfect for movie nights. Upgrades include roof shingles (2022), furnace (2020), tankless water heater, water softener, and central vacuum. Perfectly located in the heart of the neighborhood—just one block from two public K–9 schools and steps from a scenic ravine. Close to YMCA, C-Train, Stoney Trail, and Royal Oak Centre with restaurants, Walmart, and more.

REALTOR Referral

REALTOR®

Mobile: 780.897.3520
Email: sean@seangillis.ca
Website: https://www.real-estate-homes.ca/

Courtesy Of: TrustPro Realty

[Sean Gillis](#)
RE/MAX Grande Prairie
[sean@seangillis.ca](#)
P:
M: 780.897.3520