

**250 ROYAL BIRCH MEWS NW**  
CALGARY, AB

**HELLO,**  
*Gorgeous!*

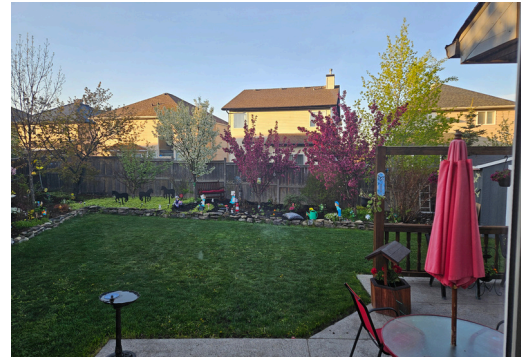
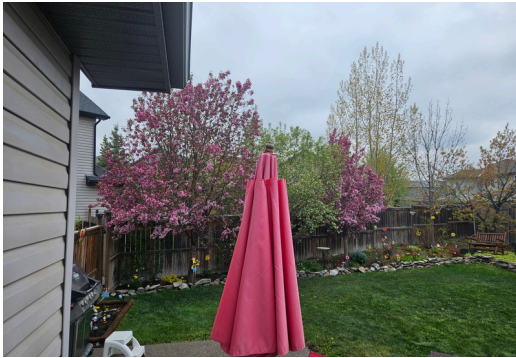
A beautifully maintained family home tucked into a quiet cul-de-sac — featuring a south-facing backyard oasis that truly sets this property apart.

### **The Showpiece Backyard**

This backyard is something special — a private, sun-soaked retreat designed to be enjoyed in every season.

- South-facing exposure for all-day natural light
- Mature trees, flowering shrubs & lush landscaping in full bloom
- Spacious lawn ideal for play, pets, and entertaining
- Multiple seating areas perfect for summer evenings & morning coffee
- Fully fenced with excellent privacy

*A rare outdoor space that feels peaceful, established, and incredibly inviting.*



### **Home Highlights**

- 1704 sq ft of above-grade living space
- 3 bedrooms | 2.5 bathrooms
- Double attached garage
- Central air conditioning
- Hardwood flooring
- Central vacuum system

### **Main Floor Living**

- Bright, open living room with fireplace
- Functional kitchen with ample cabinetry & prep space
- Dedicated dining area overlooking the backyard
- Convenient mudroom and main-floor laundry
- 2-piece powder room

### Upper Level

- Spacious primary retreat with 5-piece ensuite
- Two additional bedrooms
- Full 4-piece bathroom
- Upper family / bonus room — perfect for movie nights or a kids' retreat

### Lower Level

- Unfinished basement offering excellent storage and future development potential
- Blank canvas for additional living space, gym, or home office

### Location & Lifestyle

- Quiet cul-de-sac setting
- Transit just ½ block away
- Minutes to schools, parks, shopping & everyday amenities
- Easy access throughout NW Calgary
- No HOA fees

### Why You'll Love It

A move-in ready home with thoughtful spaces inside — and an exceptional backyard that makes everyday living feel like a retreat.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

**TARA MOLINA**    c: 403.809.4639    e: tara@taramolina.com

**SHAUNA ALLEN**    c: 587.247.6683    e: shauna@taramolina.com

**TARAMOLINA.COM**

*HELLO,  
Gorgeous!*

T A R A   M O L I N A  
— REAL ESTATE GROUP —

**ROYAL LEPAGE**  
Benchmark