

\$825,000 - 1440 Birch Crescent, Golden

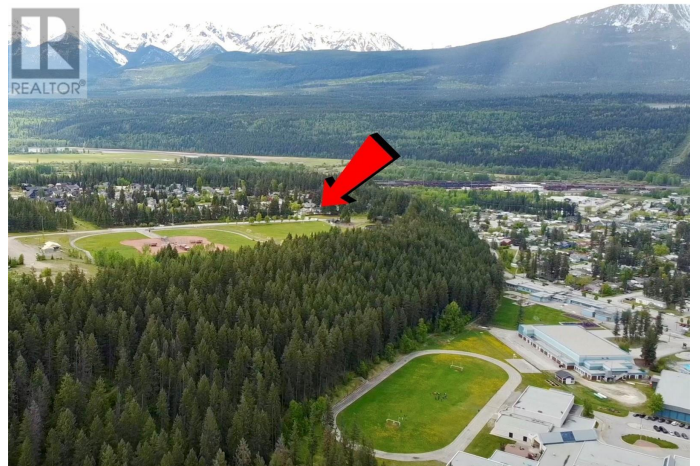
MLS® #10349492

\$825,000

3 Bedroom, 3.00 Bathroom, 2,368 sqft
Single Family on 0.16 Acres

Golden, Golden, British Columbia

Backing onto Keith King Memorial Park, this corner lot sits on a quiet no-through road with only one next-door neighbour. The fenced yard borders public green space with a playground, sports fields, a bike park, Mount 7 trails and you're just steps from the Rotary Trail making it easy to walk or bike to schools, Rec Plex, Kicking Horse River, and even downtown. Selkirk Heights is a peaceful, family-friendly neighbourhood close to everything. There's plenty of parking for vehicles, a large RV, and guests thanks to the wide streets and public land behind the lot. The home is a split-level design by Nelson Homes, built with quality and energy efficiency in mind. It boasts an 86 Energy Star rating, a high-end heat pump for heating and cooling, and plenty of insulation beneath the recently replaced roof. Inside, the home is spotless. The Benjamin Moore paint still looks fresh, and the mix of cozy carpet, hardwood, and tile gives each space the right feel. Newer stainless steel appliances add confidence and convenience. The bright, south-facing living room is full of natural light, while the large family room offers extra space to relax. All maintenance and upgrades have been professionally completed. Outside, the cedar-fenced backyard is perfect for kids or pets, with lush grass, flower beds, and shrubs surrounding the home. A multi-level exposed aggregate concrete deck faces northwest perfect for mountain views and sunsets. There's also a designated space



wired for a hot tub. (id:6289)

Built in 1983

Essential Information

Listing #	10349492
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,368
Acres	0.16
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	1440 Birch Crescent
Subdivision	Golden
City	Golden
Province	British Columbia
Postal Code	V0A1H6

Amenities

Features	Balcony
Parking Spaces	2
Parking	RV
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Water Heater - Electric, Washer
Heating	Forced air, Heat Pump
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	2

Exterior

Exterior	Wood
Roof	Asphalt shingle

Additional Information

Zoning	Residential
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Listing Details

Listing Office eXp Realty



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Listing information last updated on October 14th, 2025 at 10:31pm MDT