



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 ROYAL ELM Green, Calgary T3G 0G8**

MLS® #: **A2140783**

Area: **Royal Oak**

Listing Date: **06/12/24**

List Price: **\$759,675**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 20-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,883**  
Low Sqft:  
Ttl Sqft: **1,883**

DOM

**163**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding,See Remarks,Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bonus Room</b>	<b>Lower</b>	<b>15`4" x 11`0"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`0" x 3`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 13`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`1" x 14`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 3`1"</b>	<b>Bedroom</b>	<b>Third</b>	<b>9`5" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Ensuite bath</b>	<b>Third</b>	

4pc Bathroom

Third

Bedroom  
Legal/Tax/Financial

Third

9'5" x 9'0"

Condo Fee:  
\$256

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC229Z99 SITE 3

Legal Desc: 2011246

Remarks

Pub Rmks:

**Ravines of Royal Oak by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This 3-Bedroom, 2.5 bath 1,883sf, 3-storey townhouse with double attached garage boasts superior finishings. Entry level offers large flex space ideal for office, media-room, gym, or storage. Main floor open-concept-plan features grand kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances with decorative chimney hood fan & convenient island opening onto both dining area & spacious living room with access to huge 8' x 16' balcony. 2-pce bath and laundry room complete the ultra-functional main floor. Upper level includes roomy master retreat, well-appointed 3-pce ensuite with tile flooring & walk-in shower, walk-in closet with an additional closet for extra convenience, 2 more generously sized bedrooms along with a 4-pce ensuite bath. Double garage completes the package. Ravines of Royal Oak goes far beyond typical townhome offerings; special attention has been paid to utilizing high quality, maintenance free, materials to ensure long-term, worry-free living. Acrylic stucco with underlying 'Rainscreen' protection, stone, & Sagiwall vertical planks (ultra-premium European siding) ensure not only that the project will be one of the most beautiful in the city, but that it will stand the test of time with low maintenance costs. Other premium features include triple-pane, argon filled low-e, aluminum clad windows, premium grade cabinetry with quartz countertops throughout, 9' wall height on all levels, premium Torlys LV Plank flooring, 80 gal hot water tank, a fully insulated & drywalled attached garage that includes a hose bib & smart WiFi door opener, among other features. Condo fees include building insurance, exterior building maintenance & long-term reserve/replacement fund, road & driveway maint., landscaping maint., driveway & sidewalk snow removal, landscaping irrigation, street & pathway lighting, garbage/recycling/organics service. Bordered by ponds, natural ravine park, walking paths & only minutes to LRT station, K-9 schools, YMCA & 4 major shopping centres. A solid investment - visit today!**

Inclusions:  
Property Listed By:

na  
RE/MAX Real Estate (Central)

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







