



THE
A-TEAM

**RE/MAX
FIRST**

20 ROYAL ELM Green, Calgary T3G 0G8

MLS® #: **A2165834** Area: **Royal Oak** Listing Date: **09/14/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,839**
 Low Sqft:
 Ttl Sqft: **1,839**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer:
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt:
 Poured Concrete
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|---------------|-----------------------|--------------------------|---------------|----------------------|
| Living Room | Main | 19`3" x 15`9" | Dining Room | Main | 13`5" x 12`9" |
| Kitchen | Main | 13`10" x 12`0" | 2pc Bathroom | Main | |
| Family Room | Main | 19`3" x 15`9" | Bedroom - Primary | Upper | 19`4" x 12`1" |
| Bedroom | Upper | 11`7" x 9`4" | Bedroom | Upper | 14`0" x 9`7" |
| 4pc Bathroom | Second | | 4pc Ensuite bath | Second | |

Condo Fee:
\$249

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2011246**

Remarks

Pub Rmks: **Location, Location, on the Pond | West Facing | Views | Natural Reserve | Premier Location | Ravines of Royal Oak original owners built by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This 3BR, 2.5 bath, 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, gas range, & convenient island opening onto both dining area & spacious living room with access to huge 8' x 16' balcony overlooking the ponds. Laundry room along with 2-pce bath completes the ultra-functional main floor. Upper level includes roomy master retreat, well-appointed 4-pce ensuite with heated tile flooring & walk-in shower, walk-in closet with an additional closet for extra convenience, an additional 4-pce bath, & two more bedrooms. Double garage with 8' overhead door, A/C, & West-facing concrete patio under deck 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, & Sagiper 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. Low condo fees of 249.01 per month. Bordered by ponds, natural ravine park, walking paths & only minutes to LRT station, K-9 schools, YMCA & 4 major shopping centres. Click on link to view 3D tour.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











20 Royal Elm Green NW



Date: June 12, 2024
Property Type: Town House
Ground Level: 337 sq ft (30.3741 m²)
Main Floor: 758 sq ft (70.23 sq m)
Upper Floor: 756 sq ft (70.23 sq m)
Total RMS: 1851 sq ft (170.84 sq m)

--- All Measurements adhere to MECA and RMS standards ---

Austin Fleming