

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



eral Information				DOM	
о Туре:	Residential			5	
Type:	Row/Townhous	e		<u>Layout</u>	
/Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3)
r Built:	2021	Abv Sqft:	1,839	Baths:	2.5 (2 1)
Information		Low Sqft:		Style:	3 Storey
Sz Ar:		Ttl Sqft:	1,839		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ess:				5	
Feat:	Landscaped				
Feat:	Double Garage	Attached			

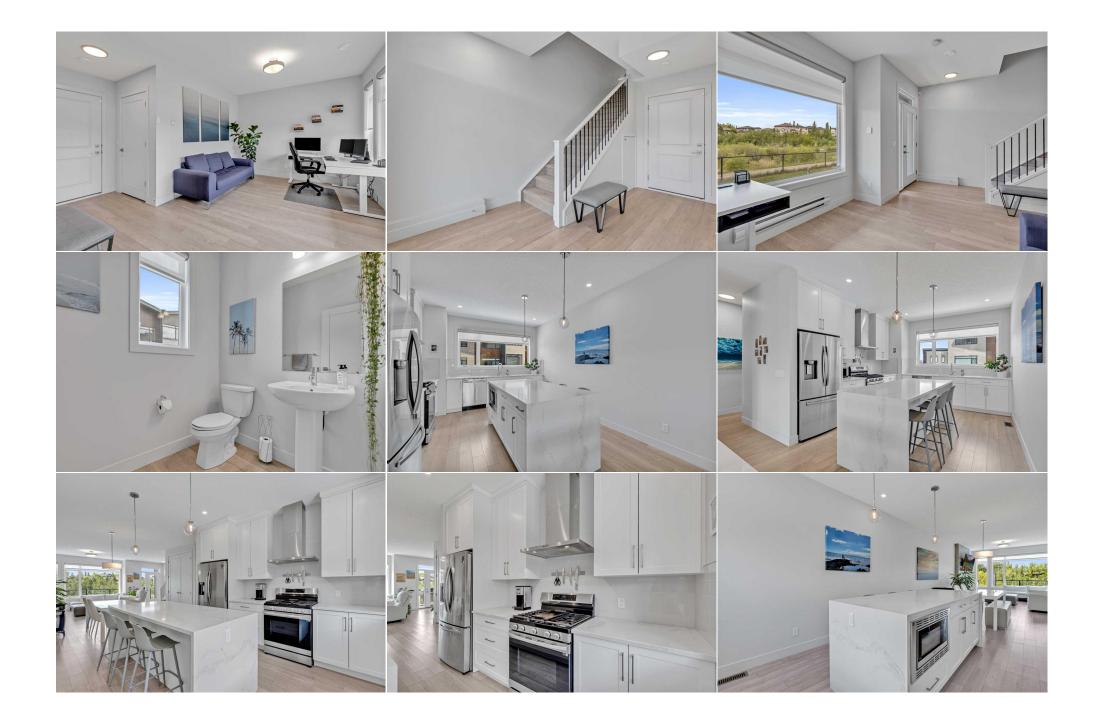
			Utilities and Features			
Roof:	Asphalt Shingle		Construction:			
Heating:	Forced Air,Natural Gas		Wood Frame			
Sewer:			Flooring:			
Ext Feat:	Other		Carpet, Vinyl Plank			
			Water Source:			
			Fnd/Bsmt:			
			Poured Concrete			
Kitchen Appl:	en Appl: Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings					
Int Feat:	No Animal Home,No					
Utilities:						
			Room Information			
Room	Level	<u>Dimensions</u>	<u>Room</u>	Level	Dimensions	
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		

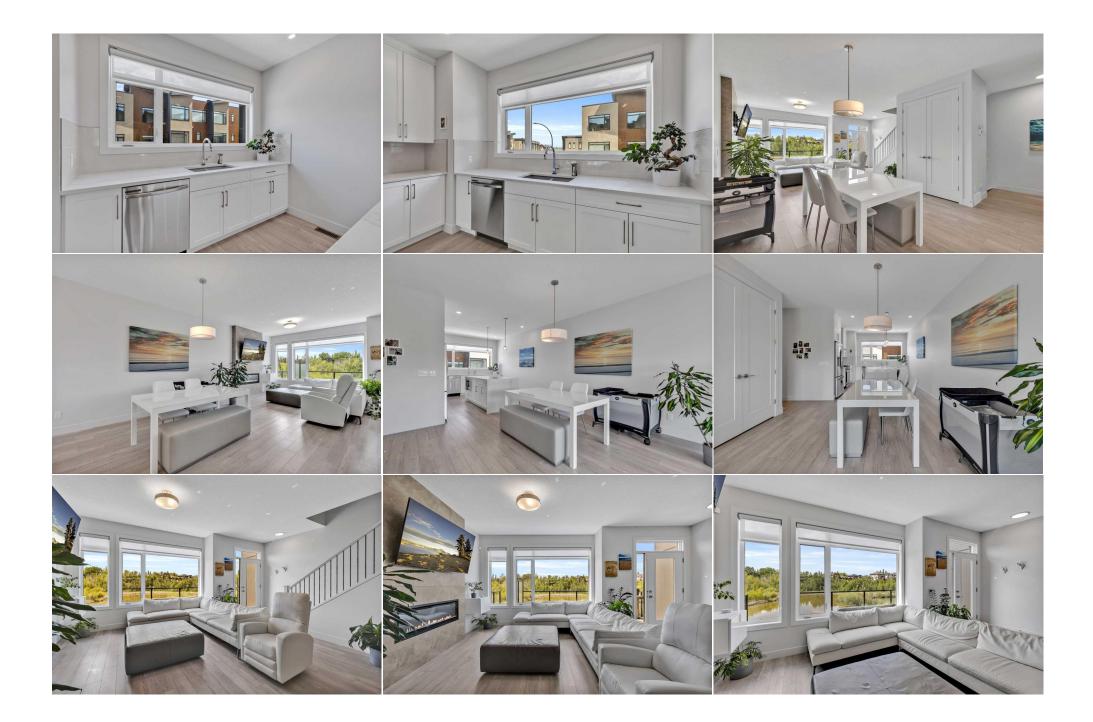
		Legal/Ta>	<pre>//Financial</pre>			
Condo Fee: \$249		Title: Fee Simple Fee Freq: Monthly	Zoning: DC			
Legal Desc:	2011246		narks			
Pub Rmks: Inclusions: Property Listed By:	Location, Location, on the Pond West Facing Views Natural Reserve Premier Location Ravines of Royal Oak original owners built 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 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					

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

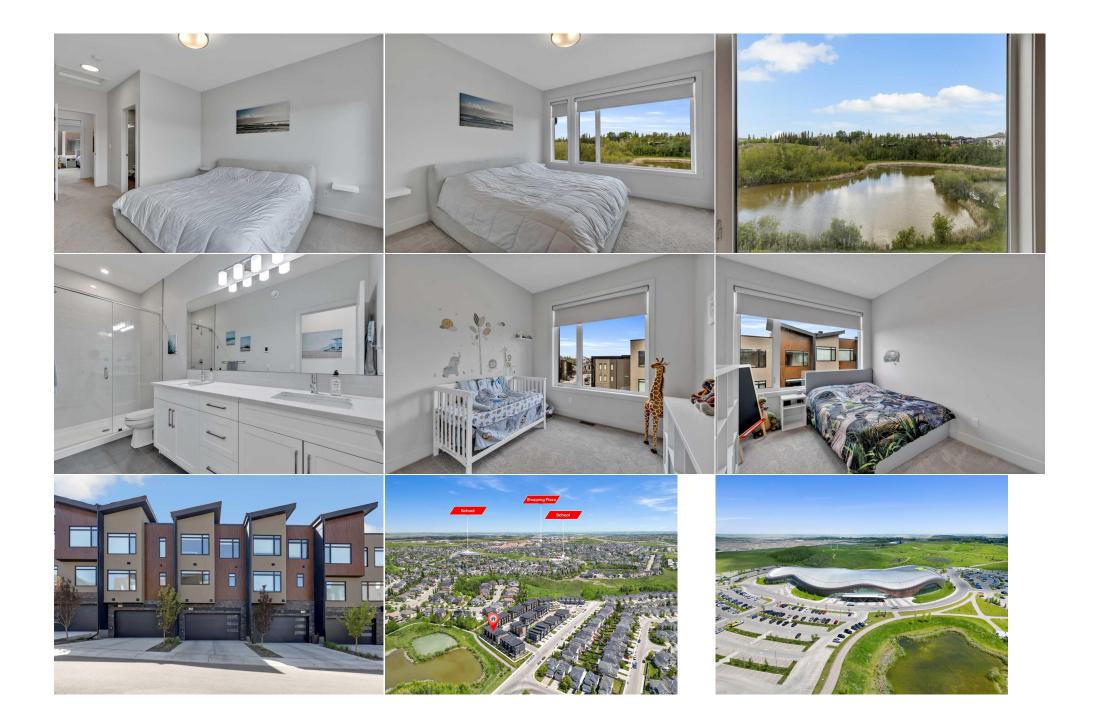












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