



THE
A-TEAM

**RE/MAX
FIRST**

24 ROYAL ELM Green, Calgary T3G0G8

MLS® #: **A2170865** Area: **Royal Oak** Listing Date: **10/10/24** List Price: **\$988,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,437**
 Low Sqft:
 Ttl Sqft: **2,437**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, Level, Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 15`10"	2pc Bathroom	Second	0`0" x 0`0"
Dining Room	Second	14`3" x 8`11"	Family Room	Second	24`2" x 16`1"
Kitchen	Second	19`0" x 12`0"	Office	Second	9`11" x 10`10"
4pc Bathroom	Third		5pc Ensuite bath	Third	
Bedroom	Third	11`11" x 13`8"	Bedroom	Third	11`11" x 13`7"
Laundry	Third	7`7" x 5`2"	Bedroom - Primary	Third	12`6" x 15`0"

Legal/Tax/Financial

Condo Fee: **\$317** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2011246**

Remarks

Pub Rmks: **SLEEK, STYLISH, SOPHISTICATED, with over 70,000 dollars of upgrades above the already high end specifications Janssen Homes offers, this executive luxury townhome is an exquisite blend of modern sophistication and natural serenity, designed for those who value both comfort and style. This 3 bedroom CORNER unit townhome is Nestled within a private enclave, the home is surrounded by lush green spaces, offering a tranquil escape from the bustle of city life. Large, floor-to-ceiling windows provide panoramic views of ponds, mature trees, and scenic walking paths, creating an ambiance of seamless indoor-outdoor living. The exterior of the home boasts elegant architectural lines, complemented by high-end finishes such as high end no maintenance facades, custom brickwork, and contemporary lighting and much more. A private, landscaped side courtyard welcomes you into the expansive open-concept interior, where natural light floods through every room. Pride of ownership show throughout this immaculate home and features high ceilings and high-quality finishing including polished wide plank oak LVP floors, quartz countertops, silgranite kitchen sink, custom cabinetry throughout, epoxied garage floor, with additional cabinetry, custom plumbing, lightning, blinds, audio system throughout and so many upgrades to numerous to count. The gourmet kitchen is equipped with state-of-the-art appliances, a spacious oversized island with additional storage, perfect for hosting intimate dinners or grand gatherings. The living areas flow effortlessly, with a grand fireplace anchoring the main living room, which opens to a WEST FACING private terrace overlooking the surrounding greenery, ponds and natural beauty. Upstairs, the primary suite is a true retreat, offering a spa-like en-suite bathroom with a soaking tub, 10mm glass-enclosed shower, and heated floors. Large windows invite views of the peaceful greenery, and the generous walk-in closet is a fashion lover's dream. Additional bedrooms are equally oversized, well-appointed, each with access to a luxurious bathroom, and one may easily serve as a home office, private library or exercise room The lower level features a fully finished walk out, wet bar, a covered patio backing onto walking paths ideal for a media room, gym, or additional guest space. With direct access to a private, double-car garage with epoxied floors, builtins and still room for 2 vehicles! This residence is designed for ultimate convenience and luxury. The surrounding green spaces include private access to parks, walking trails, c-train, amenities, Recreation centre's, restaurants, shopping, tennis courts offering a perfect balance of exclusivity and connection to nature.**

Inclusions: **Drapes/rods, ceiling speakers, Sonos system, iports, doorbell, cabinets in garage**

Property Listed By: **RE/MAX First**

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













