



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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

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

DOM

43
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
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, Central Air Conditioner, 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, 4pc Bathroom, Bedroom, Laundry and their details.

Condo Fee:  
**\$317**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2011246**

Remarks

Pub Rmks: **SLEEK, STYLISH, SOPHISTICATED, with over \$70,000 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, central air and so many upgrades too 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**













