



THE
A-TEAM

**RE/MAX
FIRST**

259 ROYAL ELM Road, Calgary T3G 0G8

MLS®#: **A2178065**

Area: **Royal Oak**

Listing Date: **11/07/24**

List Price: **\$522,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,167**
Low Sqft:
Ttl Sqft: **1,167**

DOM

44
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat:

Environmental Reserve,Landscaped,Views
Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle,Membrane**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 14`5"
Kitchen	Main	10`4" x 9`0"
Bedroom	Main	9`5" x 9`1"
Laundry	Main	3`0" x 3`8"
Storage	Lower	3`7" x 5`7"

Room	Level	Dimensions
Dining Room	Main	8`4" x 11`6"
Bedroom - Primary	Main	12`0" x 12`0"
4pc Bathroom	Main	5`0" x 8`3"
Balcony	Main	14`4" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$206

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC29Z99 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 2BR, 1-full bath 1,167sf (1,167RMS) 24'-wide stacked townhouse with single attached garage boasts superior finishings. Open-concept-plan features a fresh, modern kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances & convenient peninsula island opening onto both dining area with access to rear balcony & spacious living room. With over 900sf on the main living level there is ample space for a roomy master retreat, 4-pce bath with tile floor & quartz vanity, an additional bedroom which can be used as an office, & ultra-convenient laundry area. Single attached garage with room to park an extra car on front driveway 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.**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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









