



THE
A-TEAM

**RE/MAX
FIRST**

49 ROYAL ELM Mews, Calgary T3G 5P6

MLS® #: **A2184281**

Area: **Royal Oak**

Listing Date: **12/21/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **2,041**

Low Sqft:

Ttl Sqft: **2,041**

Lot Information

Lot Sz Ar: **8,708 sqft**

Lot Shape:

DOM

32

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot**
Park Feat: **Covered,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Garage Control(s),Range Hood**

Int Feat: **Kitchen Island**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`2" x 12`10"	Dining Room	Main	13`3" x 12`11"
Living Room	Main	13`10" x 11`1"	Foyer	Main	7`3" x 6`11"
Bonus Room	Second	19`0" x 15`10"	Game Room	Basement	13`8" x 13`0"
Laundry	Main	8`1" x 6`0"	Storage	Basement	20`0" x 6`11"
Furnace/Utility Room	Basement	10`7" x 7`2"	Bedroom - Primary	Second	14`6" x 11`10"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Second
Basement
Main
Second

10`11" x 10`0"
16`2" x 9`1"
8`4" x 3`4"
9`3" x 4`11"

Bedroom
Bedroom
3pc Bathroom
4pc Ensuite bath

Second
Basement
Basement
Second

12`1" x 9`6"
9`8" x 9`3"
10`7" x 5`0"
10`8" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0213447

Zoning:
R-CG

Remarks

Pub Rmks: **This stunning 2-storey detached family home, located in the serene NW Calgary community of Royal Oak, offers central air conditioning and is perfectly situated on a quiet cul-de-sac. The property is close to Royal Oak Natural Ravine Park and the storm pond park, providing picturesque surroundings. With easy access to numerous parks, schools, shopping centers, and the YMCA, it ensures convenience and an active lifestyle. Commuters will appreciate the quick connections to Country Hills Blvd NW, Stoney Trail NW, and the Tuscany CTrain Station, ideal for trips to the University of Calgary and beyond. Upon entering the main floor, you are welcomed by an open floor plan that seamlessly combines elegance and functionality. The expansive living room is bathed in natural light from two side windows and features a cozy fireplace, perfect for relaxing evenings. Upstairs, the spacious master bedroom awaits, complete with a 4-piece ensuite for ultimate comfort. The upper level also includes a bonus room, a 4-piece bathroom, and two additional generously sized bedrooms, offering ample space for family and guests. The fully developed basement is thoughtfully designed for relaxation and entertainment. It boasts a large recreation room, two additional bedrooms, a 3-piece bathroom, and a sizable storage room, providing both functionality and versatility.**

Inclusions:
Property Listed By:

N/A
Skyrock

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









