



THE
A-TEAM

**RE/MAX
FIRST**

311 ROYAL ELM Road, Calgary T3G 0G8

MLS® #: **A2191442** Area: **Royal Oak** Listing Date: **01/31/25** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,160**
 Low Sqft:
 Ttl Sqft: **1,160**

Access:
 Lot Feat: **Environmental Reserve, Landscaped, Views**
 Park Feat: **Single Garage Attached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle, Membrane** Construction: **Composite Siding, Stone, Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony, Lighting, Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Upper	12`0" x 12`2"	Kitchen	Upper	12`2" x 10`4"
Nook	Upper	7`7" x 11`6"	Bedroom - Primary	Upper	12`0" x 12`0"
Bedroom	Upper	9`4" x 10`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$223** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2011246**

Remarks

Pub Rmks: **Welcome to an exceptional townhome in the prestigious Ravines of Royal Oak, where luxury meets convenience in a stunning open-concept design. Nestled just steps away from picturesque walking paths, this premium residence offers an unparalleled blend of modern elegance and thoughtful functionality. Before even stepping inside, the desirable location and high-end finishings make this home truly stand out. As you enter into the inviting main foyer, a staircase leads you to the expansive top-level living space, designed for both comfort and style. The attached oversized single garage is conveniently located just off the entrance, ensuring effortless access. At the heart of this home is the luxurious kitchen, a masterpiece of both design and practicality. Outfitted with top-of-the-line stainless steel appliances, premium floor-to-ceiling cabinetry, and quartz countertops, this space is a chef's dream. The breakfast bar provides a casual yet sophisticated spot for dining, while the formal dining area extends seamlessly onto a large deck, perfect for entertaining or enjoying quiet moments outdoors. The spacious living room is bathed in natural light streaming through large windows, creating a bright and inviting ambiance. The townhome boasts two generously sized bedrooms, each featuring expansive windows that allow for ample natural light, ensuring a bright and airy feel. The primary bedroom enjoys direct access to the well-appointed main bathroom, which offers sleek, modern finishes and a functional design. Completing this exceptional home is the high-end in-suite laundry with top-quality washer and dryer units, adding the ultimate convenience to this already well-equipped space. Situated in one of NW Calgary's most sought-after communities, this impressive property offers a unique opportunity to live in an exclusive and serene setting while being just minutes away from amenities, parks, and walking paths. Whether you're a first-time homebuyer, a downsizer, or an investor, this townhome delivers an unmatched lifestyle in The Ravines of Royal Oak—a location that truly speaks for itself.**

Inclusions: **AC Unit, Shelves in Kitchen, Garage Shelving**
Property Listed By: **RE/MAX First**

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







