



THE
A-TEAM

**RE/MAX
FIRST**

98 ROYAL ELM Green, Calgary T3G 0G8

MLS® #: **A2198427** Area: **Royal Oak** Listing Date: **03/02/25** List Price: **\$998,550**
 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: **1,846**
 Low Sqft:
 Ttl Sqft: **1,846**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Greenbelt, Landscaped, No Neighbours Behind, Private, Views**

Park Feat:

Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`0" x 12`3"	Living Room	Main	12`6" x 15`4"
Dining Room	Main	12`4" x 9`10"	Balcony	Main	13`5" x 8`0"
2pc Bathroom	Main	5`4" x 5`2"	Bedroom - Primary	Upper	14`3" x 15`0"

5pc Ensuite bath
4pc Bathroom
Bedroom
Game Room

Upper
Upper
Upper
Lower

9`6" x 9`0"
9`6" x 5`0"
10`6" x 10`4"
11`11" x 20`7"

Laundry
Bedroom
Bedroom
4pc Bathroom

Legal/Tax/Financial

Upper
Upper
Lower
Lower

5`10" x 5`2"
13`4" x 9`7"
11`5" x 12`7"
0`0" x 0`0"

Condo Fee:
\$279

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC229Z99 SITE 3

Legal Desc: 2011246

Remarks

Pub Rmks: **PANORAMIC RAVINE VIEWS | DEVELOPED WALK-OUT BASEMENT | 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 4BR, 3.5 bath with over 2,700sf of developed living space (1,846sf RMS above grade) 2-storey, townhouse with fully developed walkout basement & double attached garage boasts superior finishings. Main floor open-concept-plan features grand kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount Silgranit sink, plus S/S appliances including gas range with decorative back-splash & chimney hood-fan opening onto both dining area with access to rear balcony with panoramic ravine views & spacious living room with chic linear fireplace. Upper level includes roomy master retreat, luxurious 5-pce ensuite with heated tile floor, soaker tub, separate walk-in tiled shower, dual sinks, walk-in closet & extra built-in storage, full-size laundry room with sink & quartz folding table, an additional 4-pce bath, & two more bedrooms; one with spacious walk-in closet. Fully-finished walk-out basement adds an additional 852sf of developed living space with roomy rec space, 4th bedroom, 4-pce bath, and private back patio with lovely greenspace access. Double garage with additional full-length driveway for extra parking 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. A solid investment - visit today! Note - photos from a similar model in the complex.**

Inclusions:
Property Listed By: na
RE/MAX Real Estate (Central)

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





