

\$829,900 - 307 Royal Elm Road Nw, Calgary

MLS® #A2119943

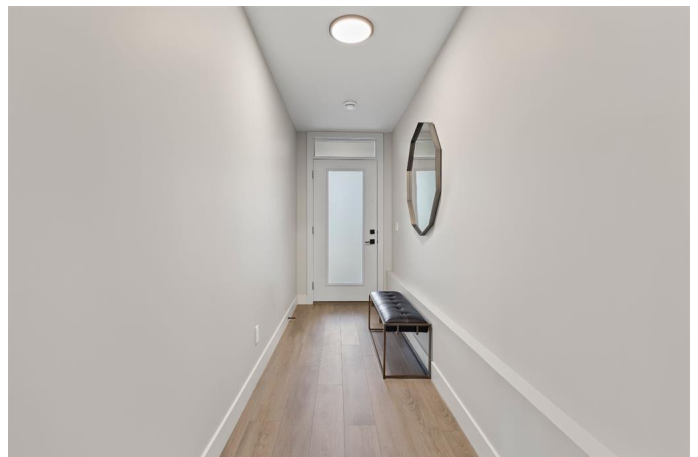
\$829,900

3 Bedroom, 3.00 Bathroom, 2,292 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Every so often comes a property that will stop you right in your tracks. Welcome to the Ravines of Royal Oak, where luxury meets convenience. Step inside this fully upgraded, 2,091 sqft townhouse boasting one of the most popular and sought after floor plans in the complex. You'll immediately be impressed the moment you lay eyes on the main entertaining space. The kitchen sits in the centre offering full height cabinetry, quartz countertops, upgraded stainless steel appliances, including a chimney hood fan and gas stove, soft close drawers and a large island with seating for up to 6!! This open floor plan is perfect for hosting all your family and friends and just imagine having Christmas or Thanksgiving dinners with a large enough dining space where everyone can be comfortable. And if this area wasn't spacious enough, you also have a nook for a full home office. This level also offers a walk-in pantry, double door storage closet, half bath with beautiful wallpaper and access to the large balcony with BBQ gas line. The primary bedroom is bright and has an incredible ensuite bath with dual vanities, a fully tiled stand up shower and the cherry on top is the freestanding tub and not to mention, a full walk-in closet with built-ins. The other 2 bedrooms are a great size, have large south facing windows, letting in a ton of natural light, and share another full 4-piece bathroom. One of the bedrooms has a cheater door to the bathroom and comes with a built-in study desk. Lastly, the spacious upper floor laundry



room with side by side washer and dryer, extra storage and sink will be extremely useful and convenient. The downstairs has an amazing flex space, a mini bar station with fridge, a separate entrance with rear deck and access to the insulated and heated double attached garage with extra driveway parking for 2 more vehicles and Wifi door opener. This home also comes with AC, built-in shelving, 9 ft ceilings, dimmer light switches, window coverings, and LVP and tile flooring throughout. The level of details and luxury finishes this home offers have to be seen in person to be fully appreciated, it's truly an absolute 10/10 and shows like new!! If you're looking for a fully upgraded home, spacious enough for a family, with the convenience of worry free, condo living (snow removal, landscaping, exterior maintenance, garbage services) in a well-established community like Royal Oak, this is an incredible opportunity you won't find anywhere else!!! Walking distance to the Royal Oak ravine, parks, playgrounds and the Tuscany LRT STATION!! Short drive to many schools, YMCA, Royal Oak Shopping Centre (Sobey's, Walmart, Gas station, Vet, Clinic, Dentist, London Drugs. Restaurants, Banking and so much more) and easy access to Crowchild Trail ... this home truly has it all.

Built in 2020

Essential Information

MLS® #	A2119943
Price	\$829,900
Sold Price	\$830,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,292
Acres	0.00

Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	307 Royal Elm Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G8

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 16th, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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