

\$788,000 - 6 Royal Elm Green Nw, Calgary

MLS® #A2147466

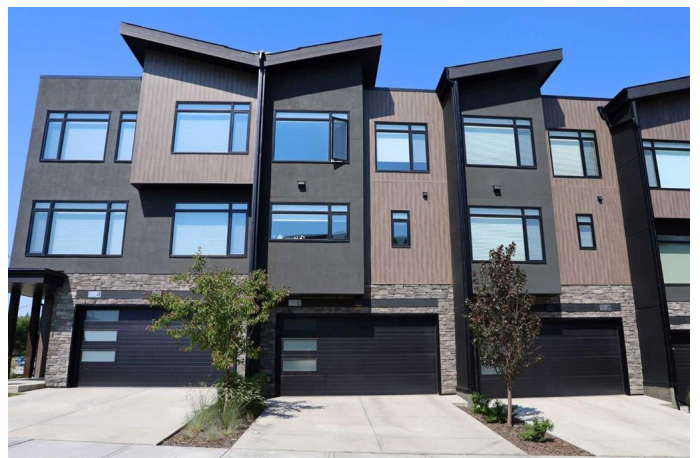
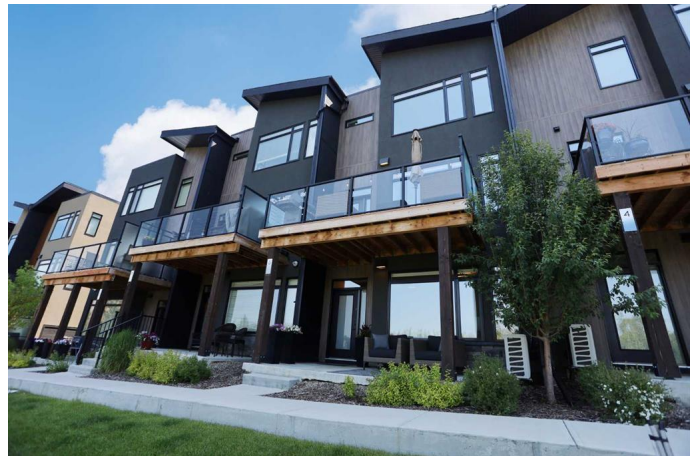
\$788,000

3 Bedroom, 3.00 Bathroom, 1,893 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Location, location, location! You won't want to miss out on this chance to make your home in one of the coveted townhomes backing onto the wetland pond in the upscale condo project of the RAVINES OF ROYAL OAK. Stylish West Coast-inspired contemporary flair in this stunning 3 storey home, which features upgraded Torlys luxury vinyl plank floors & relaxing central air, custom quartz countertops, 3 bedrooms + flex room & simply amazing views of the pond & surrounding neighbourhood. Ground floor features spacious flex room with wall-to-wall windows making it the perfect space for your home office, gym or media room. Sensational open concept design of the 2nd level with its West-facing living room & floor-to-ceiling windows, great-sized dining room with huge pantry & fully-loaded chef's kitchen with full-height cabinets & subway tile backsplash, centre island with extend counters & upgraded stainless steel appliances including chimney hoodfan, Samsung gas stove/convection oven & Bosch dishwasher. Three sun-drenched bedrooms & 2 full baths on the top floor highlighted by the West-facing master with large walk-in closet, beautiful views of the pond & sleek ensuite with heated tile floors, quartz-topped double vanities & oversized glass shower. Convenient laundry on the 2nd level with Samsung steam washer & dryer. For your outdoor enjoyment, there are 2 fantastic decks with views of the pond & walking trails—just sit back, relax & take in the



tranquil setting around you! Additional extras & upgrades include 9ft ceilings, 8ft doors on the 2nd floor, ¾ horsepower garburator, Whirlpool water softener & finished 2 car garage with storage. Premium top-grade construction with Argon-filled/low-E aluminum-clad windows & R50 attic insulation, wall-framing members 16" on centre & low-maintenance exterior with acrylic stucco (complete with underlying "Rainscreen" protection) & European Sagiwall vertical plank siding. Truly unbeatable location in this exclusive townhome project from Janssen Homes, walking distance to bus stops & only minutes to the LRT, with easy access to shopping & Shane Homes YMCA, parks, Crowfoot Centre & downtown.

Built in 2021

Essential Information

MLS® #	A2147466
Price	\$788,000
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,893
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	6 Royal Elm Green Nw
Subdivision	Royal Oak
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 0G8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	September 16th, 2024
Days on Market	66
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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