

\$849,900 - 197 Royal Elm Road Nw, Calgary

MLS® #A2153022

\$849,900

3 Bedroom, 3.00 Bathroom, 2,068 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

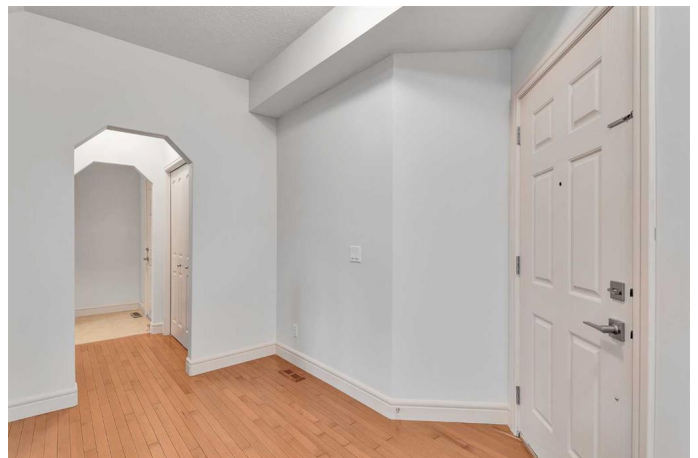
OUTSTANDING LOCATION, this 2 storey walkout offers incredible views from all three levels as it backs onto a heavily treed ravine. Loaded with upgrades, hardwood floors throughout the main floor in style. The main floor den is a flexible room that can be used as an office, music or reading room. A family room with gas fireplace immediately sets the tone for comfortable, cozy living. The kitchen boasts granite countertops, island with wine storage, newer stainless steel stove & microwave and a butler's pantry. The convenience of the walkthrough pantry is undeniable as you can come straight from the garage through the butler's pantry into the kitchen with ease. The dining area straddles the kitchen and the family room which allows it to utilize all of the benefits of the openness of this floorplan. Take the stairs up to find three large sized bedrooms, including a master bedroom with a walk in closet and an ensuite with two sinks, a shower, a separate bath and a private toilet area. The large bonus room upstairs is brightly lit and inviting. The laundry is conveniently located upstairs which adds to the function of this home.

Built in 2008

Essential Information

MLS® # A2153022

Price \$849,900



Sold Price	\$820,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,068
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	197 Royal Elm Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	July 31st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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