

\$649,900 - 33 Royal Elm Mews Nw, Calgary

MLS® #A2154149

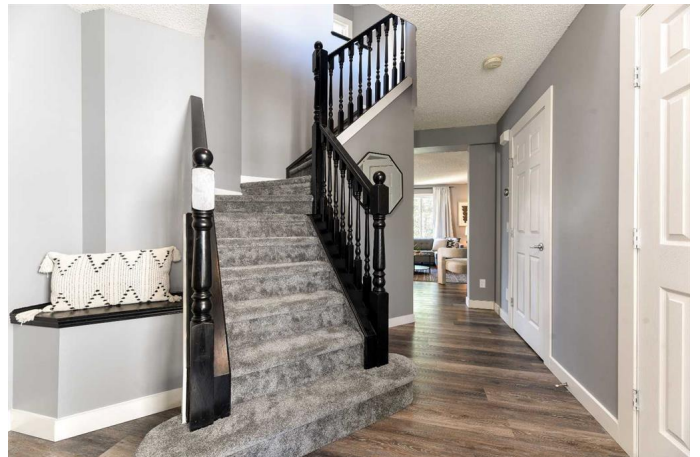
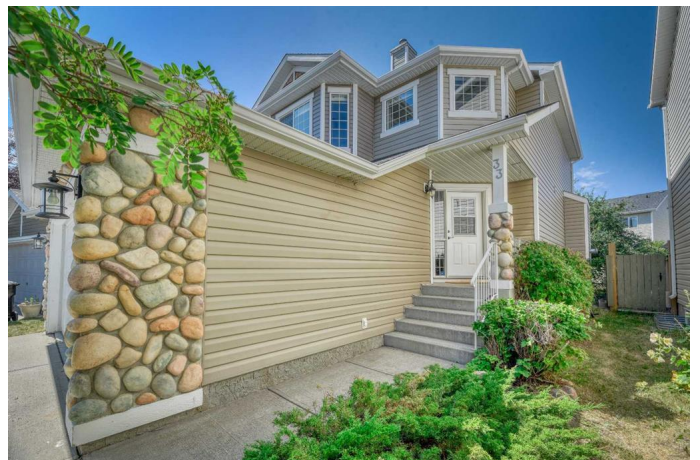
\$649,900

4 Bedroom, 4.00 Bathroom, 1,448 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Welcome to luxury living in prestigious Royal Oak! Situated in a cul-de-sac, this gorgeous 4 bedroom, 4 bathroom home has over 2000 square feet of finished living space which has been recently renovated and is ready to move in. Upon entering you'll be wowed by the new laminate flooring and fresh paint throughout the main level. The warm living area invites you to relax or entertain in your spacious open floor plan. The living room has a gas fireplace with a floor to ceiling stone mantle, and large windows allowing for tons of south facing, natural light. The kitchen is fully equipped with stainless steel appliances, a large pantry right off the garage, new counter tops, plenty of cabinetry and a breakfast bar which doubles as additional seating for entertaining guests. Make your way through the dining room into your private backyard with a deck and garden ready for barbecue season. This functional floor plan allows access from the kitchen to the double car garage for easy grocery drop-off. Also on the main floor is your laundry so no need to carry laundry to the basement! Make your way to the second floor on your brand new carpet and up the grand stair case to the open-air walk way and three bedrooms and two full bathrooms. The primary bedroom boasts a spa-like ensuite and walk-in closet. The two secondary bedrooms have a convenient Jack and Jill style ensuite. Your fully finished basement has a cozy area for crafting, homework or a home office. There is a nice sized recreation area for a cool retreat



on hot summer days. Those needing that coveted 4th bedroom will find that on the lower level with another full bathroom. With multiple parks, playgrounds, ponds and walking paths Royal Oak is a little gem, perfect for families or those looking for more space in a quiet, friendly community. The location offers easy access to Crowchild Trail/Hwy 1A, Stoney Trail and Country Hills Blvd so commuting and shopping is a breeze. A major highlight of this community is that children can attend school from Kindergarten to grade 9 without bussing! Both the elementary and junior high schools are walking distance! On your way out be sure to drive by the impressive Rocky Ridge YMCA located 4 mins north. Book your showing now and move in before school starts!

Built in 2002

Essential Information

MLS® #	A2154149
Price	\$649,900
Sold Price	\$662,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,448
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	33 Royal Elm Mews Nw
Subdivision	Royal Oak
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 5P6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 8th, 2024
Days on Market	7
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Power Properties
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