

\$714,900 - 208 Royal Elm Road Nw, Calgary

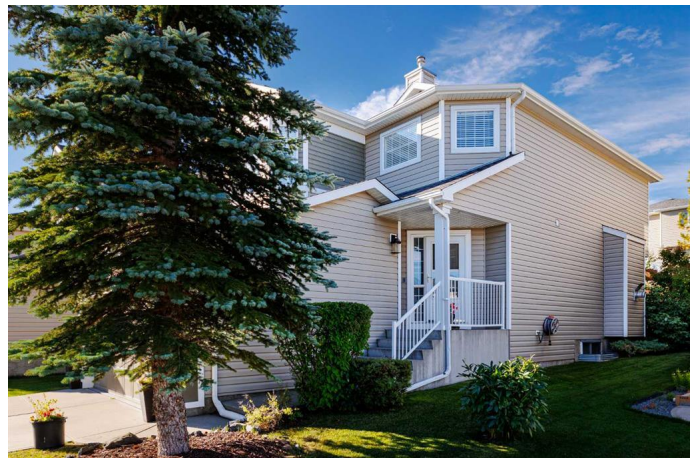
MLS® #A2167495

\$714,900

3 Bedroom, 4.00 Bathroom, 1,601 sqft
Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Welcome to this immaculately maintained home in the highly sought-after community of Royal Oak. As you step through the front door, you're greeted by a spacious main foyer that opens into an inviting, open-concept main floor. The modern kitchen, a true chef's delight, boasts elegant quartz countertops, top-of-the-line stainless steel appliances, and a separate pantry for extra storage. A raised breakfast bar complements the dining space, offering a perfect spot for quick meals or casual gatherings. From the dining area, sliding doors lead to a private back deck and patio, ideal for seamless indoor-outdoor entertaining. Adjacent to the kitchen is a cozy living room, anchored by a gas fireplace and filled with natural light from large windows that provide a picturesque view of the lush, professionally landscaped backyard. Whether you're enjoying a quiet evening in or hosting friends, this space offers warmth and elegance. Upstairs, you'll find new carpeting throughout. The primary bedroom is a true retreat with its large windows overlooking the backyard, a walk-in closet, and a beautifully updated 4-piece ensuite bathroom. Two additional well-sized bedrooms share a stylishly renovated Jack-and-Jill 4-piece bathroom, providing both convenience and privacy for family or guests. The fully finished lower level is an entertainer's dream. It features a custom theater room complete with a modern wet bar and an updated 4-piece bathroom, making it the perfect spot to watch



the big game or enjoy a movie night with friends and family. The heated double garage is both functional and luxurious, offering custom cabinetry, a built-in TV, and direct access to the mudroom and laundry area on the main floor. It also includes a 220-volt plug-in and hot and cold water access, making it versatile enough for any hobbyist or car enthusiast. Outside, the expansive pie-shaped backyard is a true oasis. With its custom shed, a newly installed pergola, a protected stamped concrete patio, and low-maintenance landscaping, this space is perfect for enjoying Calgary’s beautiful summers. This home offers a rare combination of modern amenities, thoughtful design, and a prime location, making it a perfect fit for families and entertainers alike. *All furniture in the property is open to negotiation.

Built in 2004

Essential Information

MLS® #	A2167495
Price	\$714,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,601
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	208 Royal Elm Road Nw
---------	-----------------------

Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscape, Gentle Sloping, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	September 26th, 2024
Days on Market	6
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.