

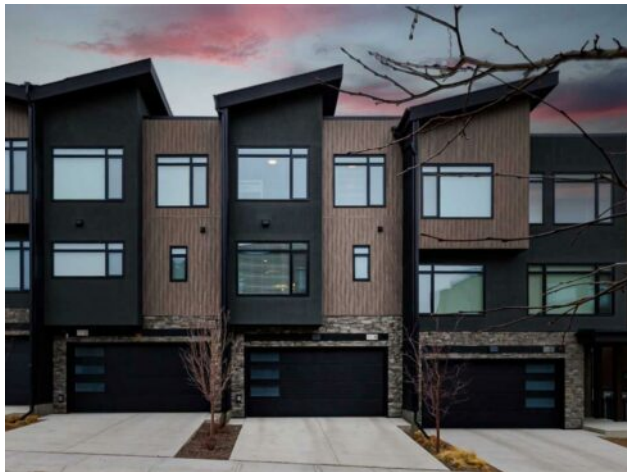


GRASSROOTS
REALTY GROUP

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8 Royal Elm Green NW
Calgary, Alberta

MLS # A2213824



\$729,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,888 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 274
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: Shelf in living room, umbrella base, water softener w RO

****OPEN HOUSE 1-3PM SUNDAY**** Experience refined living in this exquisite 3-bedroom luxury townhome, perfectly positioned to capture tranquil pond views from every level. Thoughtfully designed with elegance and comfort in mind, this residence offers a harmonious blend of natural beauty, modern sophistication, and premium craftsmanship. Over \$30,000 was invested over the already high build standard. Step inside to find a meticulously kept home, spacious open-concept floor plan with high ceilings, expansive windows, and an abundance of natural light. The main floor flex room opens to a private patio where you can unwind while listening to the gentle sounds of nature and watching the light dance across the water. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, a large centre island with additional seating and custom cabinetry. It seamlessly flows into your dining area perfect for entertaining with style. The main floor living room offers a relaxing retreat just off the kitchen, a perfect place to enjoy tranquil views across the pond. Imagine waking up each morning to a peak at the mountains and stepping out onto your private balcony to sip your coffee as the sun rises over the pond. Upstairs, the primary bedroom is a true retreat, spacious, private, bright and has an ensuite that boasts a spa-inspired design with a glass-enclosed shower, dual vanities, and elegant finishes. This coveted floorplan includes two additional bedrooms - providing spacious and private accommodations for guests, family or a home office. The home offers tons of storage throughout, wide-plank luxury vinyl plank floors, a two-car garage and room for two more cars on the driveway, energy-efficient systems, and access to walking trails and green spaces surrounding the property. Whether you're enjoying a glass of

wine on the patio, a coffee at sunset or exploring the natural beauty just beyond your doorstep, this exceptional home offers the perfect blend of luxury and lifestyle.