

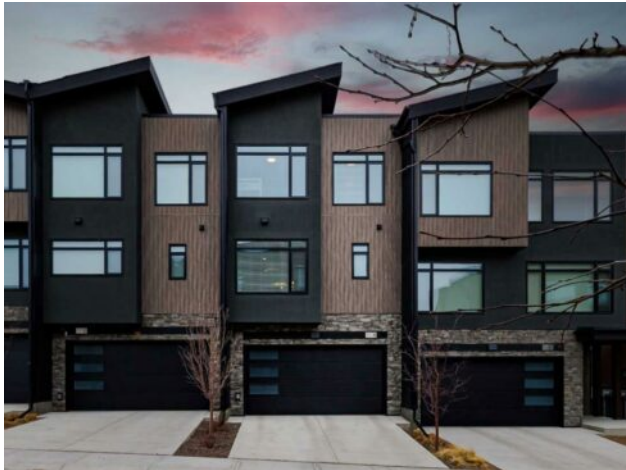


**GRASSROOTS**  
REALTY GROUP

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**8 Royal Elm Green NW**  
**Calgary, Alberta**

**MLS # A2213824**



**\$729,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 274
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

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

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, Hunter Douglas venetian blinds, 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.