



GRASSROOTS
REALTY GROUP

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42 Royal Elm Drive NW
Calgary, Alberta

MLS # A2237567



\$660,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,723 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Few Trees, Fruit Trees/Shrub(s), Low Maintenance Landscape | | |

Heating: Central, Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, No Smoking Home, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to 42 Royal Elm Drive NW, a thoughtfully designed and beautifully maintained family home located in the desirable community of Royal Oak. With a fully developed basement and a smart, functional layout, this property offers the perfect combination of comfort, space, and flexibility in a family-friendly neighbourhood with easy access to transit, parks, and amenities. The main floor features a bright, welcoming layout ideal for both entertaining and everyday living. The kitchen comes equipped with a centre island with raised breakfast bar, a corner walk-in pantry, and plenty of counter space. It connects seamlessly to the sunlit dining area, which leads directly to the backyard. Step outside to your low-maintenance concrete patio, where you can enjoy summer BBQs or relax in the shade of three mature apple trees, offering both beauty and fresh fruit right at your doorstep. This level also features a formal living room and a cozy family room with a gas fireplace, providing multiple spaces to gather, unwind, or host guests. Upstairs, a generous bonus room offers excellent flexibility and can be used as a second family room, a home office, or even your own home theatre. The spacious primary bedroom provides a private retreat with a walk-in closet and a four-piece ensuite complete with a jetted soaker tub. Two additional bedrooms, a shared full bathroom, and convenient upper-floor laundry complete this level, offering practical living for the whole family. The fully developed basement adds even more versatility, featuring a large recreation room that can easily serve as a games area, home gym, or entertainment space. You'll also find an additional bedroom and a full bathroom, perfect for guests, teenagers, or extended family. A dedicated utility room and extra storage space complete this level. The property also includes an attached double garage and a

welcoming front foyer that sets the tone for this well-maintained home. Located in Royal Oak, you'll enjoy extensive walking trails, parks, playgrounds, and natural wetland ponds right within the community. The location is ideal, with schools and the C-Train station within walking distance and easy access to Stoney Trail, Crowchild Trail, and other major routes. The new YMCA at Rocky Ridge, shopping centres, and the prestigious Renert private school are all just minutes away. If you're looking for a well-cared-for home with space, comfort, and a smart layout in one of Calgary's most desirable communities, this is it. Book your showing today and experience the lifestyle that Royal Oak has to offer.