



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2243949**



**\$499,999**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Rear, Insulated, Secured, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Garden, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 230
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		
<b>Inclusions:</b>	n/a		

Your EXTRAORDINARY LIFESTYLE in The Ravines awaits! This very special unit (only three in the entire complex) has everything you are looking for! Start with the great interior location FACING GREENSPACE, where you can enjoy your morning coffee amongst the gardens of the LOWER COVERED PATIO, or from your UPPER COVERED DECK. The entry level has a fantastic FLEX space - great for a home office, den or workout space with large window, storage, w/direct entry to your single ATTACHED garage, a spacious 11'3x20'7. SINGLE LEVEL LIVING is what the main floorplan offers - OPEN CONCEPT Kitchen/living/dining with tall ceilings and oversized window to VIEW of the PRIVATE GREENBELT within this exclusive complex. Living room features MODERN electric FIREPLACE (an upgrade!) & VINYL PLANK flooring w/full glass door to upper deck, where you have plenty of room for BBQ (w/GAS LINE)& lighting, for relaxing or entertaining. Kitchen exceeds expectations with UPGRADED appliance package, QUARTZ countertop, room for counter stools, filtered water, LOADS OF STORAGE. PRIMARY bedroom with windows on two sides enjoying corner natural light, with cheater ensuite door to 4-pc bathroom. 2nd bedroom has room for queen bed. Laundry conveniently located on this level. To complete your lifestyle, CENTRAL AC keeps you cool all summer long. This unit is designed for all ages looking for a LOW MAINTENANCE lifestyle in a well-built JANSSEN HOME, steps to walking paths and LRT, short drive to shopping, restaurants and Stoney Trail.