



GRASSROOTS
REALTY GROUP

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26 Royal Elm Drive NW
Calgary, Alberta

MLS # A2249897



\$725,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 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:	Rectangular Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to a beautifully updated family home in the sought after community of Royal Oak. This spacious 1,697 sq ft home masterfully blends modern upgrades with functional living across three finished levels. The main floor features a spacious entryway and an opened concept layout. The heart of the home is the newly renovated kitchen, complete with freshly painted cabinets, expanded countertop, backsplash, stainless steel single basin sink, and new appliances (refrigerator, dishwasher). It flows seamlessly into a casual dining area and a living room anchored by a cozy fireplace. The level is completed with a convenient 2- piece guest powder room and a laundry room with new energy efficient washer and dryer set. Upstairs, you'll find a versatile bonus room perfect for a playroom or home office, as well as 3 bedrooms, and a 4-piece family bath. The primary bedroom boasts double closets and a private 3-piece ensuite. Second and third bedroom are both well-proportioned and spacious for functional use. The recently finished basement is a major highlight, adding a fourth bedroom, a full bath, and a massive rec room, offering endless possibilities for entertainment and relaxation. Step outside to your private, fenced backyard with a composite deck, ideal for summer barbecues. Additional highlights include a new hot water tank, new roller blinds on all windows, refreshed and repainted baseboards and new handrails on all stairs. Enjoy the ultimate convenience of a short walk/drive to Royal Oak Natural Ravine Park, schools, churches, grocery stores, alongside the Shane Homes YMCA and the adjacent outdoor Athletic Complex (large soccer field) that is being constructed. Excellent transit links including the Tuscany LRT station (under 3 min drive) , and easy highway access to Crowchild and Stoney Trails connect you effortlessly to the entire city.

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