



GRASSROOTS
REALTY GROUP

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30 Royal Elm Drive NW
Calgary, Alberta

MLS # A2263168



\$675,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Granite Counters, Open Floorplan, Smart Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: window coverings, pergola, curtains for the pergola, deck slats on front porch, pantry with live edge top, wood shelves in kitchen, bbq, privacy screens and planter boxes in the backyard, shelves in laundry room, heated towel rack in the basement, bidet attachment in upstairs bathroom, hot tub (negotiable)

Welcome to this exceptional 2-storey home located on a quiet, family-friendly street in the desirable community of Royal Oak. This beautifully upgraded property blends smart home features, designer finishes, and outdoor luxury offering a unique lifestyle just steps from nature and top amenities. Inside, you're greeted by a dramatic 18-ft entryway with wood beam accents and rich hardwood flooring. The open concept kitchen, dining, and living area is an entertainer's dream featuring waterfall granite countertops, full-height cabinetry, upgraded hardware, and built-in wine and coffee stations with live edge wood shelving. A smart Samsung gas range, Bluetooth appliances, and LG ThinQ smart washer/dryer (with voice control compatibility) add true convenience. Upstairs, you will find 3 spacious bedrooms and an upgraded 4-piece bath that has access from both the primary bedroom and the hallway. The fully finished basement impresses with a spa like bathroom complete with in floor heating (app-controlled), Bluetooth light/speaker fan, heated/illuminated mirror, and double rain shower heads. The lower level is finished with luxury vinyl plank flooring, elegant arches, and limewash style painted walls for a designer touch. The basement living area can also be used as a 4th bedroom if needed as it is equipped with a sliding barn door, window, and large closet area. Step outside to a private backyard oasis: privacy walls double as garden beds and built-in seating around a fire area. A custom pergola, and a stunning Arctic Spa saltwater hot tub (ultra-efficient, Bluetooth speakers, waterfall, and Aquatremor therapy system) elevate your outdoor living. With easy access to the mountains, the Tuscany c-train station, Bearspaw Country Club, and all major roads, this location can't be beat. Book your showing today!

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