



**57 Royal Elm Mews NW
Calgary, Alberta**

MLS # A2296781



\$624,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Located in a family friendly Cul-De-Sac, this home effortlessly blends comfort, style, and everyday functionality in the highly sought-after community of Royal Oak. This beautifully maintained detached 2-storey welcomes you with an airy, spacious layout and timeless hardwood flooring that gracefully flows throughout the main level, setting the tone for refined yet relaxed living. At the heart of the home, the inviting living room beckons with a cozy gas fireplace—perfect for curling up on crisp evenings or gathering with loved ones for unforgettable moments. The kitchen is thoughtfully designed to balance charm and practicality, offering abundant storage and workspace to inspire everything from casual breakfasts to culinary creations. Just steps away, the main-level laundry room with a convenient sink adds a touch of everyday luxury, making life that much easier. Upstairs, discover three well-appointed bedrooms that provide comfort and privacy for the whole family. The generously sized primary retreat is a true haven, complete with a walk-in closet and a 4-piece ensuite. An additional 4-piece bathroom ensures ease and convenience for family members or guests alike. Air Conditioning & Central Vacuum are bonus features you will love! The unfinished basement is a blank canvas awaiting your vision—imagine a stylish home theatre, a personal gym, or expanded living space tailored to your lifestyle. Outdoors, a large backyard with a welcoming deck sets the stage for summer barbecues, morning coffees, or evenings under the stars. An attached double garage completes this exceptional home, offering both security and ample storage. This is more than a house—it’s a place to grow, unwind, and create lasting memories. Furthermore, it’s just a short drive to Royal Oak School & William D.Pratt School, Shane Homes YMCA At Rocky Ridge & Royal Shopping

Centre.