



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

**MLS # A2300636**



**\$735,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Basement Suite Items: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Ecobee Thermostat

\*OPEN HOUSE SUNDAY APRIL 12, 1:00-3:00pm\* Here's your incredible opportunity to own a rare gem in this sought-after NW community: An AIR-CONDITIONED fully finished 2-storey home with LEGAL, PERMITTED, BASEMENT SUITE - Complete with separate SIDE ENTRANCE! Nestled into one of the quiet cul-de-sacs of the community, this home has been lovingly updated & renovated. Step inside off the front porch & you're first greeted with a den perfect for anyone working from home or needing a dedicated work space. Continue on and the home opens up to reveal a spacious living area complete w/dining room & totally filled with BRIGHT NATURAL LIGHT thanks to its ideal SW exposure. A cozy natural-gas fireplace is a wonderful treat for those cold winter days. Flowing throughout you'll notice the quality vinyl plank flooring installed only a few years ago, offering years of resilient wear & beautiful modern neutral tones. The kitchen gives views to the backyard & has been updated with quartz countertops, a suite of stainless steel appliances & contemporary navy blue lower cabinets. The sink is located below the peninsula eating bar that looks out over the living room. Take a step outside through the sliding glass door and you'll find a huge 16x17 deck, beckoning for days spent lounging in the sun & cooking steaks on the BBQ. The backyard just beyond is a gardener's dream come true offering all the sunlight every plant could need, & endless growing potential! Upstairs a generous bonus room awaits, giving a reprieve from the direct sun & an ideal place for movie nights or to curl up with a good book. The primary bedroom is found at the back of the home, giving full views of the backyard & letting in more of that wonderful south sun. It's complimented with a walk-in closet plus a renovated 4-pc ensuite oasis

feat. a separate shower, deep corner soaker tub, & quartz countertop w/undermount sink. Finishing this upper level are two additional bedrooms, a shared (and also renovated) 4-pc bathroom w/matching quartz counter, undermount sink, & an actual laundry room w/side-by-side washer/dryer and shelving. Head back downstairs, and halfway you'll notice a secured SIDE ENTRANCE offering private access to the LEGAL basement SUITE below. Ideal as a mortgage-helper in a part of the city with so few options like it, & completed just over a year ago, this wonderful QUALITY-built space features of a FULL kitchen w/quartz counters & dishwasher along with a new 3pc bathroom to match. Separate stacked laundry is also found in the bathroom further ensuring minimal interaction with the suite tenants. Two additional rooms complete this lower level and can either be used as 1 or 2 bedrooms or living spaces as needed. Located only a short walk to the Tuscany LRT station, & a short drive to the Royal Oak shopping centre and YMCA, Royal Oak also has it's own Elementary and High Schools, along with quick access to Stoney and Crowchild Trail. Stop by to see this unique opportunity while you can!