



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

MLS # A2135615



\$625,000

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|------------------|---------------------------|---------------|------------------|
| Division: | Royal Oak | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 Storey | | |
| Size: | 1,488 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 238 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters | | |

Inclusions: N/A

Step into luxury living with this meticulously crafted townhouse by Janssen Homes, featuring two spacious primary bedrooms upstairs, each with its own ensuite bathroom for ultimate privacy and comfort. The open-concept layout, boasting 9' ceilings on all levels, floods the space with natural light and creates an inviting atmosphere. The gourmet kitchen, equipped with quartz countertops and top-of-the-line stainless steel appliances, is a chef's dream, while the blend of luxury vinyl plank, tile, and plush carpet flooring exudes elegance and coziness. Upstairs, discover a tranquil sanctuary with two generously sized bedrooms and an upper-floor laundry room, offering both versatility and comfort. The expansive rear balcony is perfect for unwinding or hosting gatherings with friends and family, and the convenience of a stacked washer/dryer makes everyday tasks a breeze. Welcome Home! *Photos are representative*