



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

**MLS # A2139603**



**\$459,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 217
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Opportunity knocks here in the upscale condo project from Janssen Homes&hellip;welcome to RAVINES OF ROYAL OAK! With its stylish West Coast contemporary design & sleek finishing, you&rsquo;ll love this beautiful 2 bedroom stacked townhome with its expansive windows & 9ft ceilings, Torlys luxury vinyl plank flooring, custom quartz countertops & wide open views of the courtyard & surrounding neighbourhood. Drenched in natural light, the upper level of this fantastic air-conditioned home is a free-flowing open concept space with sun-drenched living room with huge windows, dining room with large pantry & gorgeous kitchen with full-height cabinetry & subway tile backsplash, loads of counterspace & Samsung stainless steel appliances including brand new microwave/hoodfan (2024). Both of the 2 West-facing bedrooms are a super size & feature sensational windows. The full bath has quartz counters & tile floors, with separate private access from the master bedroom. Insuite laundry with space-saving Samsung washer & dryer. For your outdoor enjoyment, sit back & relax on the large balcony complete with vinyl decking & natural gas line for your BBQ. An alcove on the main level is the perfect spot for your home office, & there is a large closet & access into your insulated & drywalled single garage. Additional features include undermount sinks in the kitchen & bathroom, soft-close doors & drawers with full extension glides, custom roller blinds & wood shelving in the closets. Premium top-grade construction with Argon-filled/low-E aluminum-clad windows & R50 attic insulation, wall-framing members 16&rdquo; on centre & low-maintenance exterior with acrylic stucco (complete with underlying &ldquo;Rainscreen&rdquo; protection) & European Sagiwall vertical plank siding. Unbeatable location next to winding ravines & wetland ponds, within walking distance to bus

stops & just minutes to the LRT, & quick easy access to shopping, schools, Shane Homes YMCA, Crowfoot Centre & downtown.