



**81 Royal Elm Road NW
Calgary, Alberta**

MLS # A2151620



\$649,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: None

Welcome to 81 Royal Elm Road nestled in the quiet community of Royal Oak is where you'll find this 2-story home that features 3+1 bedrooms, 2.5 bathrooms, a double attached garage, a fully finished basement. Living in the community of Royal Oak you will love the proximity to several schools, close to all shopping needs, YMCA, LRT, and the ringroad. This home features a great open concept main floor plan with laminate flooring, bright living room with a gas fireplace and access to your sunny west facing backyard. The kitchen is great for entertaining with a large island and maple cabinetry. Upstairs the master bedroom has a walk-in closet and a door directly to the four piece bathroom, plus two additional large bedrooms. Downstairs is fully finished and has a recreation room with warm cork flooring, plus 4th bedroom and a three piece bathroom. Recent upgrades: New carpet on upper level, Garage door 2020 and Hot water tank 2020. Opportunities like this don't come around often. This North Calgary beauty is ready to welcome you home. A Must See!