



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

MLS # A2184281

\$775,000



Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island

Inclusions: N/A

This stunning 2-storey detached family home, located in the serene NW Calgary community of Royal Oak, offers central air conditioning and is perfectly situated on a quiet cul-de-sac. The property is close to Royal Oak Natural Ravine Park and the storm pond park, providing picturesque surroundings. With easy access to numerous parks, schools, shopping centers, and the YMCA, it ensures convenience and an active lifestyle. Commuters will appreciate the quick connections to Country Hills Blvd NW, Stoney Trail NW, and the Tuscany CTrain Station, ideal for trips to the University of Calgary and beyond. Upon entering the main floor, you are welcomed by an open floor plan that seamlessly combines elegance and functionality. The expansive living room is bathed in natural light from two side windows and features a cozy fireplace, perfect for relaxing evenings. Upstairs, the spacious master bedroom awaits, complete with a 4-piece ensuite for ultimate comfort. The upper level also includes a bonus room, a 4-piece bathroom, and two additional generously sized bedrooms, offering ample space for family and guests. The fully developed basement is thoughtfully designed for relaxation and entertainment. It boasts a large recreation room, two additional bedrooms, a 3-piece bathroom, and a sizable storage room, providing both functionality and versatility.