



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

MLS # A2209012



\$698,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,725 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub		

Inclusions: N/A

Stunning Home in Desirable Royal Oak ‐ Newly Renovated & Painted! Brand new Stove, Dishwasher, New high-efficiency furnace and 50-gallon hot water tank, brand new carpets and a new Awning over the deck. Welcome to 352 Royal Elm Rd. NW, a beautifully maintained and renovated home in the heart of Royal Oak, offering exceptional value and location. Nestled in a quiet, serene setting facing a peaceful pond and wooded area, this move-in-ready gem is just a 15 minute walk to the Tuscany LRT station, making commuting a breeze. Step inside to a bright, open floor plan featuring gleaming hardwood floors on the main level, a spacious family room with a cozy gas fireplace, and a separate formal dining room perfect for entertaining. The heart of the home is a well-appointed kitchen with a walk-in pantry, stainless steel appliances, and a charming breakfast nook filled with natural light. Upstairs, you’ll find a generous bonus room with picturesque pond and forest views, three spacious bedrooms, and the convenience of a second-floor laundry room. The primary bedroom is a true retreat with a large walk-in closet and a luxurious en-suite bath, complete with a soaker jetted tub. The fully developed basement offers abundant space for family activities, a fourth bedroom, a full bathroom, and ample storage. With warm neutral tones throughout, this home combines comfort, elegance, and practicality in a highly sought-after location‐close to shopping, schools, parks, YMCA, bus stops and more. Don’t miss this rare opportunity‐come and see it for yourself!