

20 Royal Elm Green NW
Calgary, Alberta

MLS # A2165834



\$775,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,839 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: See Remarks

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 249

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Location, Location, on the Pond | West Facing | Views | Natural Reserve | Premier Location | Ravines of Royal Oak original owners built by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This 3BR, 2.5 bath, 3-storey townhouse with double attached garage boasts superior finishings. Entry level offers large flex space ideal for office, media-room, gym, or storage. Main floor open-concept-plan features grand kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances with decorative chimney hood fan, gas range, & convenient island opening onto both dining area & spacious living room with access to huge 8' x 16' balcony overlooking the ponds. Laundry room along with 2-pce bath completes the ultra-functional main floor. Upper level includes roomy master retreat, well-appointed 4-pce ensuite with heated tile flooring & walk-in shower, walk-in closet with an additional closet for extra convenience, an additional 4-pce bath, & two more bedrooms. Double garage with 8' overhead door, A/C, & West-facing concrete patio under deck completes the package. Ravines of Royal Oak goes far beyond typical townhome offerings; special attention has been paid to utilizing high quality, maintenance free, materials to ensure long-term, worry-free living. Acrylic stucco with underlying 'Rainscreen' protection, stone, & Sagiper vertical planks (ultra-premium European siding) ensure not only that the project will be one of the most beautiful in the city, but that it will stand the test of time with low maintenance costs. Other premium features include triple-pane, argon filled low-e, aluminum clad windows, premium grade cabinetry with quartz countertops throughout, 9' wall height on all levels, premium

Torlys LV Plank flooring, 80 gal hot water tank, a fully insulated & drywalled attached garage that includes a hose bib & smart WiFi door opener, among other features. Low condo fees of 249.01 per month. Bordered by ponds, natural ravine park, walking paths & only minutes to LRT station, K-9 schools, YMCA & 4 major shopping centres. [Click on link to view 3D tour.](#)