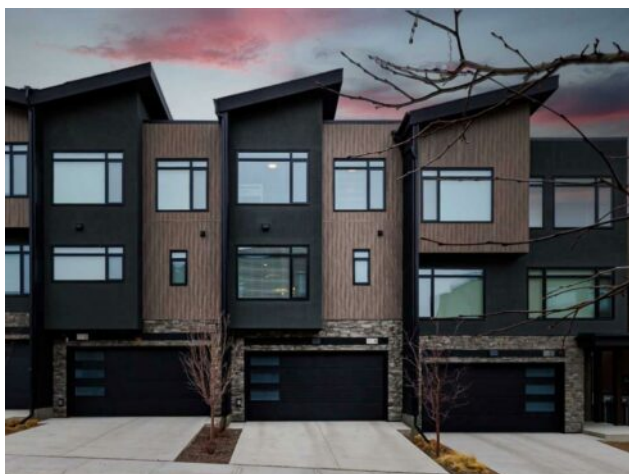


8 Royal Elm Green NW  
Calgary, Alberta

MLS # A2213824



# \$729,900

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | Royal Oak  |        |                  |
| Type:     | Residential/Four Plex  |        |                  |
| Style:    | 3 (or more) Storey   |        |                  |
| Size:     | 1,888 sq.ft.   | Age:   | 2021 (4 yrs old) |
| Beds:     | 3  | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached   |        |                  |
| Lot Size: | -  |        |                  |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air                                       | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                        | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                  | Condo Fee: | \$ 274 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Composite Siding, Stucco                         | Zoning:    | DC     |
| Foundation: | Poured Concrete                                  | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Quartz Counters |            |        |

**Inclusions:** Shelf in living room, umbrella base, water softener w RO

Experience refined living in this exquisite 3-bedroom luxury townhome, perfectly positioned to capture tranquil pond views from every level. Thoughtfully designed with elegance and comfort in mind, this residence offers a harmonious blend of natural beauty, modern sophistication, and premium craftsmanship. Over \$30,000 was invested over the already high build standard. Step inside to find a meticulously kept home, spacious open-concept floor plan with high ceilings, expansive windows, and an abundance of natural light. The main floor flex room opens to a private patio where you can unwind while listening to the gentle sounds of nature and watching the light dance across the water. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, a large centre island with additional seating and custom cabinetry. It seamlessly flows into your dining area perfect for entertaining with style. The main floor living room offers a relaxing retreat just off the kitchen, a perfect place to enjoy tranquil views across the pond. Imagine waking up each morning to a peak at the mountains and stepping out onto your private balcony to sip your coffee as the sun rises over the pond. Upstairs, the primary bedroom is a true retreat, spacious, private, bright and has an ensuite that boasts a spa-inspired design with a glass-enclosed shower, dual vanities, and elegant finishes. This coveted floorplan includes two additional bedrooms - providing spacious and private accommodations for guests, family or a home office. The home offers tons of storage throughout, wide-plank luxury vinyl plank floors, a two-car garage and room for two more cars on the driveway, energy-efficient systems, and access to walking trails and green spaces surrounding the property. Whether you're enjoying a glass of wine on the patio, a coffee at sunset or exploring the natural

beauty just beyond your doorstep, this exceptional home offers the perfect blend of luxury and lifestyle.