



# 33 Royal Elm Mews Calgary Alberta

\$649,900

Welcome to Your Dream Home in Royal Oak! Step inside and experience elegance and comfort merged seamlessly in this beautifully updated residence. Freshly painted walls, pristine new flooring, and sleek stainless steel appliances await, setting the stage for a move-in ready home that promises no hassles—just pure enjoyment. Bask in the abundance of natural light flooding through numerous windows, enhancing the open floor plan that connects living spaces effortlessly. The heart of the home, a spacious kitchen, features expansive new countertops, ample cabinetry, and a large pantry strategically placed for easy access from the garage—perfect for stocking up after a trip to nearby Costco. Ideal for gatherings, the living room boasts a cozy gas fireplace to warm up chilly evenings, while the adjacent dining area opens onto a delightful deck, setting the scene for memorable summer barbecues. Upstairs, comfort meets privacy with three well-appointed bedrooms. The luxurious primary suite includes a 4-piece ensuite and a spacious walk-in closet, offering a personal retreat. The secondary bedrooms, equally spacious, share a convenient Jack-and-Jill bathroom, ensuring every space is maximized for comfort. Dive into the fully finished basement, where entertainment and productivity coexist. It houses a full bathroom, an additional bedroom, a versatile workstation, and a family room tailored for movie nights and casual lounging. Located on a serene cul-de-sac, this home is a sanctuary where kids can play and explore safely, with adventures waiting in the nearby ravines and pathways. The prestigious Royal Oak community offers proximity to top-tier schools, the Rocky Ridge YMCA, and abundant shopping options at Royal Oak Plaza and Beacon Hill—home to Walmart, Sobeys, Costco, and more. Embrace the lifestyle you deserve. Schedule a tour today and see why this home isn't just a place...

3pc Bathroom 9.08 Ft x 5.50 Ft

Office 6.92 Ft x 7.42 Ft

Family room 11.42 Ft x 13.75 Ft

Bedroom 10.08 Ft x 13.58 Ft

Foyer 8.92 Ft x 5.83 Ft

Living room 12.50 Ft x 14.58 Ft

Laundry room 6.92 Ft x 5.42 Ft

2pc Bathroom 3.08 Ft x 7.58 Ft

Primary Bedroom 12.50 Ft x 10.33 Ft

4pc Bathroom 10.08 Ft x 5.25 Ft

Bedroom 10.17 Ft x 8.33 Ft

4pc Bathroom 9.83 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Dining room 10.42 Ft x 10.17 Ft

Bedroom 10.92 Ft x 9.50 Ft

Kitchen 13.08 Ft x 11.50 Ft