



# 6 Royal Elm Green Calgary Alberta

\$819,900

Location, location, location! You won't want to miss out on this chance to make your home in one of the coveted townhomes backing onto the wetland pond in the upscale condo project of the RAVINES OF ROYAL OAK. Stylish West Coast-inspired contemporary flair in this stunning 3 storey home, which features upgraded Torlys luxury vinyl plank floors & relaxing central air, custom quartz countertops, 3 bedrooms + flex room & simply amazing views of the pond & surrounding neighbourhood. Ground floor features spacious flex room with wall-to-wall windows making it the perfect space for your home office, gym or media room. Sensational open concept design of the 2nd level with its West-facing living room & floor-to-ceiling windows, great-sized dining room with huge pantry & fully-loaded chef's kitchen with full-height cabinets & subway tile backsplash, centre island with extend counters & upgraded stainless steel appliances including chimney hoodfan, Samsung gas stove/convection oven & Bosch dishwasher. Three sun-drenched bedrooms & 2 full baths on the top floor highlighted by the West-facing master with large walk-in closet, beautiful views of the pond & sleek ensuite with heated tile floors, quartz-topped double vanities & oversized glass shower. Convenient laundry on the 2nd level with Samsung steam washer & dryer. For your outdoor enjoyment, there are 2 fantastic decks with views of the pond & walking trails...just sit back, relax & take in the tranquil setting around you! Additional extras & upgrades include 9ft ceilings, 8ft doors on the 2nd floor, 3/4 horsepower garburator, Whirlpool water softener & finished 2 car garage with storage. Premium top-grade construction with Argon-filled/low-E aluminum-clad windows & R50 attic insulation, wall-framing members 16" on centre & low-maintenance exterior with acrylic stucco (complete with underlying "Rainscreen" protection) & E...

2pc Bathroom Measurements not available

Living room 19.17 Ft x 14.92 Ft

Dining room 12.58 Ft x 10.33 Ft

Kitchen 13.58 Ft x 12.00 Ft

Laundry room 5.50 Ft x 3.33 Ft

4pc Bathroom Measurements not available

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Primary Bedroom 19.33 Ft x 12.33 Ft

Bedroom 13.42 Ft x 9.58 Ft

Bedroom 11.50 Ft x 9.42 Ft

Other 14.75 Ft x 11.08 Ft

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

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca