



20 Royal Elm Green Calgary Alberta

\$775,000

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...

4pc Bathroom Measurements not available
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 Living room 19.25 Ft x 15.75 Ft
 Dining room 13.42 Ft x 12.75 Ft
 Kitchen 13.83 Ft x 12.00 Ft

2pc Bathroom Measurements not available
 Family room 19.25 Ft x 15.75 Ft
 Primary Bedroom 19.33 Ft x 12.08 Ft
 Bedroom 11.58 Ft x 9.33 Ft
 Bedroom 14.00 Ft x 9.58 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

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