



## 24 Royal Elm Green Calgary Alberta

\$988,000

SLEEK, STYLISH, SOPHISTICATED, with over 70,000 dollars of upgrades above the already high end specifications Janssen Homes offers, this executive luxury townhome is an exquisite blend of modern sophistication and natural serenity, designed for those who value both comfort and style. This 3 bedroom CORNER unit townhome is Nestled within a private enclave, the home is surrounded by lush green spaces, offering a tranquil escape from the bustle of city life. Large, floor-to-ceiling windows provide panoramic views of ponds, mature trees, and scenic walking paths, creating an ambiance of seamless indoor-outdoor living. The exterior of the home boasts elegant architectural lines, complemented by high-end finishes such as high end no maintenance facades, custom brickwork, and contemporary lighting and much more. A private, landscaped side courtyard welcomes you into the expansive open-concept interior, where natural light floods through every room. Pride of ownership show throughout this immaculate home and features high ceilings and high-quality finishing including polished wide plank oak LVP floors, quartz countertops, silgranite kitchen sink, custom cabinetry throughout, epoxied garage floor, with additional cabinetry, custom plumbing, lightning, blinds, audio system throughout and so many upgrades to numerous to count. The gourmet kitchen is equipped with state-of-the-art appliances, a spacious oversized island with additional storage, perfect for hosting intimate dinners or grand gatherings. The living areas flow effortlessly, with a grand fireplace anchoring the main living room, which opens to a WEST FACING private terrace overlooking the surrounding greenery, ponds and natural beauty. Upstairs, the primary suite is a true retreat, offering a spa-like en-suite bathroom with a soaking tub, 10mm glass-enclosed shower, and heated floors. Large windows invite views of

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2pc Bathroom .00 Ft

Dining room 14.25 Ft x 8.92 Ft

Family room 24.17 Ft x 16.08 Ft

Kitchen 19.00 Ft x 12.00 Ft

Office 9.92 Ft x 10.83 Ft

5pc Bathroom Measurements not available

Bedroom 11.92 Ft x 13.67 Ft

Bedroom 11.92 Ft x 13.58 Ft

Laundry room 7.58 Ft x 5.17 Ft

Primary Bedroom 12.50 Ft x 15.00 Ft

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

Listing Presented By:



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(CENTRAL)**

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4pc Bathroom Measurements not available

Living room 19.00 Ft x 15.83 Ft