



# 100 Royal Elm Green Calgary Alberta

\$998,500

PANORAMIC RAVINE VIEWS | DEVELOPED WALK-OUT BASEMENT | Ravines of Royal Oak by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This 4BR, 3.5 bath with over 2,700sf of developed living space (1,846sf RMS above grade) 2-storey, townhouse with fully developed walkout basement & double attached garage boasts superior finishings. Main floor open-concept-plan features grand kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount Silgranit sink, plus S/S appliances including gas range with decorative back-splash & chimney hood-fan opening onto both dining area with access to rear balcony with panoramic ravine views & spacious living room with chic linear fireplace. Upper level includes roomy master retreat, luxurious 5-pce ensuite with heated tile floor, soaker tub, separate walk-in tiled shower, dual sinks, walk-in closet & extra built-in storage, full-size laundry room with sink & quartz folding table, an additional 4-pce bath, & two more bedrooms; one with spacious walk-in closet. Fully-finished walk-out basement adds an additional 852sf of developed living space with roomy rec space, 4th bedroom, 4-pce bath, and private back patio with lovely greenspace access. Double garage with additional full-length driveway for extra parking 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, & Sagiwall 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 featur...

Bedroom 11.42 Ft x 12.58 Ft

Recreational, Games room 11.92 Ft x 20.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 12.50 Ft x 15.33 Ft

Kitchen 16.00 Ft x 12.25 Ft

Dining room 12.33 Ft x 9.83 Ft

2pc Bathroom 5.33 Ft x 5.17 Ft

Primary Bedroom 14.25 Ft x 15.00 Ft

5pc Bathroom 9.50 Ft x 9.00 Ft

Laundry room 5.83 Ft x 5.17 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Bedroom 13.33 Ft x 9.58 Ft

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

Listing Presented By:



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**Other** 13.42 Ft x 8.00 Ft

**Bedroom** 10.50 Ft x 10.33 Ft