



8 Royal Elm Green Calgary Alberta

\$729,900

Experience refined living in this exquisite 3-bedroom luxury townhome, perfectly positioned to capture tranquil pond views from every level. Thoughtfully designed with elegance and comfort in mind, this residence offers a harmonious blend of natural beauty, modern sophistication, and premium craftsmanship. Over \$30,000 was invested over the already high build standard. Step inside to find a meticulously kept home, spacious open-concept floor plan with high ceilings, expansive windows and an abundance of natural light. The main floor flex room opens to a private patio where you can unwind while listening to the gentle sounds of nature and watching the light dance across the water. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, a large centre island with additional seating and custom cabinetry. It seamlessly flows into your dining area perfect for entertaining with style. The main floor living room offers a relaxing retreat just off the kitchen, a perfect place to enjoy tranquil views across the pond. Imagine waking up each morning to a peak at the mountains and stepping out onto your private balcony to sip your coffee as the sun rises over the pond. Upstairs, the primary bedroom is a true retreat, spacious, private, bright and has an ensuite that boasts a spa-inspired design with a glass-enclosed shower, dual vanities, and elegant finishes. This coveted floorplan includes two additional bedrooms - providing spacious and private accommodations for guests, family or a home office. The home offers tons of storage throughout, Hunter Douglas venetian blinds, wide-plank luxury vinyl plank floors, a two-car garage and room for two more cars on the driveway, energy-efficient systems, and access to walking trails and green spaces surrounding the property. Whether you're enjoying a glass of wine on the patio, a coffee at sunse...

2pc Bathroom .00 Ft x .00 Ft
Dining room 12.00 Ft x 10.17 Ft
Kitchen 12.83 Ft x 14.00 Ft
Living room 19.08 Ft x 14.92 Ft
4pc Bathroom .00 Ft x .00 Ft

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Bedroom 9.42 Ft x 11.42 Ft
Bedroom 9.33 Ft x 13.42 Ft
Primary Bedroom 12.17 Ft x 19.25 Ft
Den 12.17 Ft x 10.92 Ft

Listing Presented By:



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