



## 21 Royal Elm Green Calgary Alberta

\$429,900

Opportunity knocks here in the upscale condo project from Janssen Homes...welcome to RAVINES OF ROYAL OAK! With its stylish West Coast contemporary design & sleek finishing, you'll love this beautiful 2 bedroom stacked townhome with its expansive windows & 9ft ceilings, Torlys luxury vinyl plank flooring, custom quartz countertops & wide open views of the courtyard & surrounding neighbourhood. Drenched in natural light, the upper level of this fantastic air-conditioned home is a free-flowing open concept space with sun-drenched living room with huge windows, dining room with large pantry & gorgeous kitchen with full-height cabinetry & subway tile backsplash, loads of counterspace & Samsung stainless steel appliances including brand new microwave/hoodfan (2024). Both of the 2 West-facing bedrooms are a super size & feature sensational windows. The full bath has quartz counters & tile floors, with separate private access from the master bedroom. Insuite laundry with space-saving Samsung washer & dryer. For your outdoor enjoyment, sit back & relax on the large balcony complete with vinyl decking & natural gas line for your BBQ. An alcove on the main level is the perfect spot for your home office, & there is a large closet & access into your insulated & drywalled single garage. Additional features include undermount sinks in the kitchen & bathroom, soft-close doors & drawers with full extension glides, custom roller blinds & wood shelving in the closets. 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) & European Sagiwall vertical plank siding. Unbeatable location next to winding ravines & wetland ponds, within walking distance to bus stops & just minutes to the LRT, & quick easy access ...

4pc Bathroom Measurements not available

Living room 12.50 Ft x 10.67 Ft

Dining room 11.42 Ft x 8.67 Ft

Kitchen 16.17 Ft x 11.08 Ft

Laundry room 3.83 Ft x 3.25 Ft

Primary Bedroom 12.08 Ft x 11.92 Ft

Bedroom 10.92 Ft x 9.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca