

\$729,900 - 8 Royal Elm Green Nw, Calgary

MLS® #A2213824

\$729,900

3 Bedroom, 3.00 Bathroom, 1,888 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

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, 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 sunset or exploring the natural beauty just beyond your doorstep, this exceptional home offers the perfect blend of luxury and lifestyle.

Built in 2021

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2213824 |
| Price | \$729,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,888 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 8 Royal Elm Green Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 0G8 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Trash, Visitor Parking, Snow Removal |
|-----------|--------------------------------------|

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot, Views, Creek/River/Stream/Pond, Environmental Reserve |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 55 |
| Zoning | DC |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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