

\$675,000 - 30 Royal Elm Drive Nw, Calgary

MLS® #A2263168

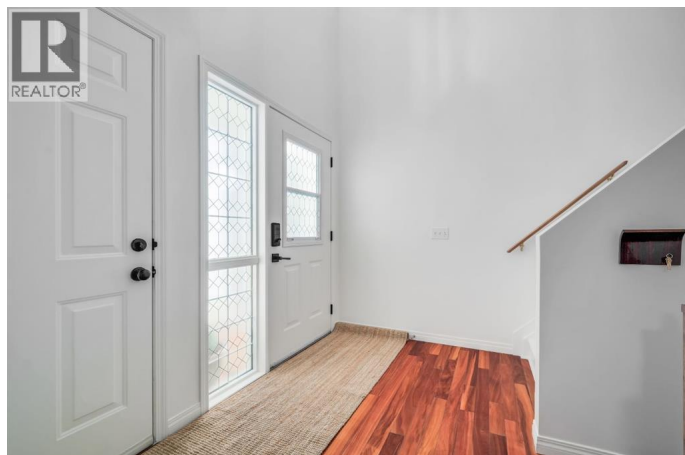
\$675,000

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Single Family on 0.07 Acres

Royal Oak, Calgary, Alberta

****OPEN HOUSE Sunday October 19th 11am-1pkm.**** Welcome to this exceptional 2-storey home located on a quiet, family-friendly street in the desirable community of Royal Oak. This beautifully upgraded property blends smart home features, designer finishes, and outdoor luxury offering a unique lifestyle just steps from nature and top amenities. Inside, youâ€™re greeted by a dramatic 18-ft entryway with wood beam accents and rich hardwood flooring. The open concept kitchen, dining, and living area is an entertainerâ€™s dream featuring waterfall granite countertops, full-height cabinetry, upgraded hardware, and built-in wine and coffee stations with live edge wood shelving. A smart Samsung gas range, Bluetooth appliances, and LG ThinQ smart washer/dryer (with voice control compatibility) add true convenience. Upstairs, you will find 3 spacious bedrooms and an upgraded 4-piece bath that has access from both the primary bedroom and the hallway. The fully finished basement impresses with a spa like bathroom complete with in floor heating (app-controlled), Bluetooth light/speaker fan, heated/illuminated mirror, and double rain shower heads. The lower level is finished with luxury vinyl plank flooring, elegant arches, and limewash style painted walls for a designer touch. The basement living area can also be used as a 4th bedroom if needed as it is equipped with a sliding barn door, window, and large closet area. Step outside to a private backyard oasis:



privacy walls double as garden beds and built-in seating around a fire area. A custom pergola, and a stunning Arctic Spa saltwater hot tub (ultra-efficient, Bluetooth speakers, waterfall, and Aquatremor therapy system) elevate your outdoor living. With easy access to the mountains, the Tuscany c-train station, Bearspaw Country Club, and all major roads, this location can't be beat. Book your showing today! (id:6289)

Built in 2003

Essential Information

Listing #	A2263168
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,282
Acres	0.07
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	30 Royal Elm Drive Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5P7

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Closet Organizers
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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