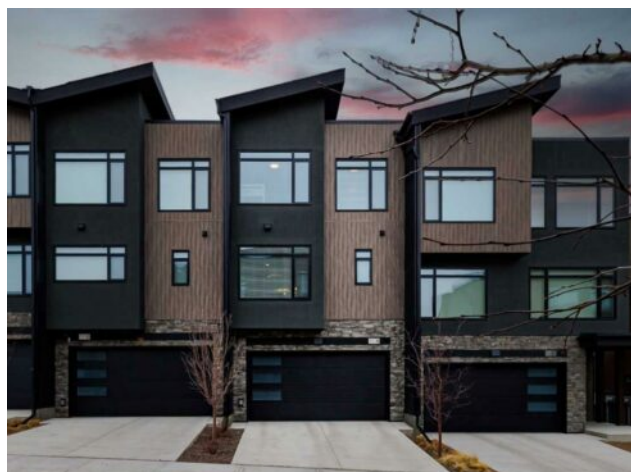


8 Royal Elm Green NW Calgary, Alberta

MLS # A2213824



\$749,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,888 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Shelf in living room, umbrella base, water softener w RO

****OPEN HOUSE 1-3PM SUNDAY**** Experience refined living in this exquisite 3-bedroom luxury townhome, perfectly positioned to capture tranquil pond views and breathtaking mountain vistas. Thoughtfully designed with elegance and comfort in mind, this residence offers a harmonious blend of natural beauty, modern sophistication, and premium craftsmanship. 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 center 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 mountain views 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. Two additional bedrooms provide spacious accommodations for guests, family, or a home office—each designed with comfort and privacy in mind. This home offers tons of storage throughout, wide-plank luxury vinyl plank floors, a two-car garage, 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.