

**266 Royal Elm Road NW
Calgary, Alberta****MLS # A2257389****\$675,000**

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Located in the vibrant and family-friendly community of Royal Oak, this well-maintained home offers an ideal blend of comfort, convenience, and everyday functionality. With the C-Train station and bus stops just a short walk away, and close proximity to top-rated schools, shopping, restaurants, and the Royal Oak YMCA, this home is perfectly positioned for modern living in NW Calgary. Step inside to discover a well-planned layout that blends comfort and practicality. The main level features a bright and inviting Living Room with a cozy gas fireplace and abundant natural light from a large window. The newly installed durable vinyl plank flooring flows throughout, creating a cohesive look with modern, low-maintenance appeal. The updated Kitchen is both stylish and functional, featuring New stainless steel appliances, new quartz countertops, a raised eating bar, and ample white cabinetry. The adjoining Dining Room leads to a spacious low-maintenance composite deck — perfect for summer BBQs and outdoor entertaining. The upper level offers three comfortable bedrooms and a versatile bonus room. The spacious Primary Bedroom features a walk-in closet and a 4-piece ensuite with new quartz counters and a soaker tub. Two additional bedrooms share a convenient Jack and Jill-style 4-piece bathroom — a great setup for families. The fully finished basement features a large recreation room currently set up as a spacious studio, with a kitchenette and a 3-piece bathroom — ideal for guests, extended family, or potential secondary suite use (subject to city approvals). Enjoy the outdoors in your sunny south-facing backyard, fully fenced and landscaped with fruit trees — perfect for gardening, entertaining, or simply relaxing. Additional highlights include a double attached garage, providing convenient parking and

storage. This home combines comfort, functionality, and a fantastic location, making it an excellent choice for those seeking a balanced lifestyle in NW Calgary.