

780-978-0157
jenniferstudent@me.com

269 Royal Elm Road NW
Calgary, Alberta

MLS # A2177944



\$729,750

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 247
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, See Remarks, Stone, Stucco	Zoning:	DC229Z99 SITE 3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Ravines of Royal Oak by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This dual primary (2BR), 2.5 bath 1,476sf 2-storey townhouse with single attached garage boasts superior finishings. Main floor open-concept-plan features central kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances opening onto dining area & living room with access to back deck. Upper level includes two roomy master retreats, both with well-appointed 4-pce ensuites & tile flooring. Ample closet space with site-built shelving & separate laundry space. Single attached garage and additional (undeveloped) basement space adds the final touch. Ravines of Royal Oak goes far beyond typical townhome offerings; special attention has been paid to utilizing high quality, maintenance free, materials to ensure long-term, worry-free living. Acrylic stucco with underlying 'Rainscreen' protection, stone, & Sagiwall vertical planks (ultra-premium European siding) ensure not only that the project will be one of the most beautiful in the city, but that it will stand the test of time with low maintenance costs. Other premium features include triple-pane, argon filled low-e, aluminum clad windows, premium grade cabinetry with quartz countertops throughout, 9' wall height on all levels, premium Torlys LV Plank flooring, 80 gal hot water tank, a fully insulated & drywalled attached garage that includes a hose bib & smart WiFi door opener, among other features. Condo fees include building insurance, exterior building maintenance & long-term reserve/replacement fund, road & driveway maint., landscaping maint., driveway & sidewalk snow removal, landscaping irrigation, street & pathway lighting, garbage/recycling/organics service. Bordered by ponds, natural

ravine park, walking paths & only minutes to LRT station, K-9 schools, YMCA & 4 major shopping centres. Currently under construction with a Spring 2025 possession. A solid investment - visit our show suite today! **Photos from a similar unit**