

# \$749,900 - 8 Royal Elm Green Nw, Calgary

MLS® #A2213824

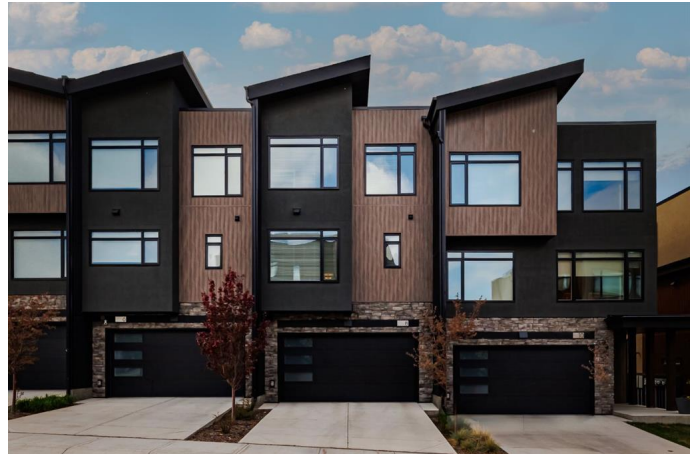
**\$749,900**

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 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.

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213824      |
| Price          | \$749,900     |
| 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      | Snow Removal, Trash, Visitor Parking |
| 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

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 46               |
| Zoning         | DC               |

### Listing Details

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

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