

**352 Royal Elm Road NW**  
**Calgary, Alberta**

**MLS # A2209012**



**\$698,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub		

**Inclusions:** N/A

Stunning Home in Desirable Royal Oak &dash; Newly Renovated & Painted! Brand new Stove, Dishwasher, New high-efficiency furnace and 50-gallon hot water tank, brand new carpets and a new Awning over the deck. Welcome to 352 Royal Elm Rd. NW, a beautifully maintained and renovated home in the heart of Royal Oak, offering exceptional value and location. Nestled in a quiet, serene setting facing a peaceful pond and wooded area, this move-in-ready gem is just a 15 minute walk to the Tuscany LRT station, making commuting a breeze. Step inside to a bright, open floor plan featuring gleaming hardwood floors on the main level, a spacious family room with a cozy gas fireplace, and a separate formal dining room perfect for entertaining. The heart of the home is a well-appointed kitchen with a walk-in pantry, stainless steel appliances, and a charming breakfast nook filled with natural light. Upstairs, you&rsquo;ll find a generous bonus room with picturesque pond and forest views, three spacious bedrooms, and the convenience of a second-floor laundry room. The primary bedroom is a true retreat with a large walk-in closet and a luxurious en-suite bath, complete with a soaker jetted tub. The fully developed basement offers abundant space for family activities, a fourth bedroom, a full bathroom, and ample storage. With warm neutral tones throughout, this home combines comfort, elegance, and practicality in a highly sought-after location&dash;close to shopping, schools, parks, YMCA, bus stops and more. Don&rsquo;t miss this rare opportunity&dash;come and see it for yourself!