



GRASSROOTS

REALTY GROUP

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**42 Royal Elm Drive NW
Calgary, Alberta**

MLS # A2306329



\$630,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to this well maintained 2 storey home in Royal Oak with a fully developed basement and a layout that offers both openness and separation where it matters. As you enter, you are welcomed into a bright front living room that creates a comfortable space for quieter moments or hosting guests. Moving further in, the home opens up into the heart of the main floor, where the kitchen, dining area, and second living room come together. The kitchen is well equipped with a centre island, raised eating bar, corner pantry, and ample counter space, making it both functional and easy to work in. Just off the kitchen, the dining area leads directly to the backyard and concrete patio, creating a natural extension for everyday living. The adjoining family room, complete with a gas fireplace, offers a warm and inviting space to unwind. Upstairs, the bonus room provides excellent flexibility and can easily function as a media room, home office, or additional family space. The primary bedroom is generously sized with a walk in closet and a 4 piece ensuite featuring a jetted soaker tub. Two additional bedrooms, a full bathroom, and upper floor laundry complete this level. The fully developed basement adds even more usable space with a large recreation room, an additional bedroom, and a full bathroom, making it ideal for guests, teenagers, or extended family. Located in a highly desirable area of Royal Oak with easy access to schools, transit, major routes, parks, and everyday amenities. A well rounded home offering space, function, and a layout that truly works for everyday living.