



GRASSROOTS

REALTY GROUP

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**19 Royal Elm Green NW
Calgary, Alberta**

MLS # A2310148



\$479,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,125 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Faces Rear, Insulated, Secured, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Low Maintenance Landscape		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Your EXTRAORDINARY LIFESTYLE in The Ravines awaits! This very special unit has everything you are looking for! Start with the great interior location FACING GREENSPACE, where you can enjoy your morning coffee elevated amongst the gardens of the LOWER COVERED PATIO, or from your UPPER COVERED DECK. The entry level has a fantastic FLEX space - great for a HOME OFFICE, den or workout space with large window, storage, w/direct entry to your single ATTACHED garage (11'3x20'7). LOADS of storage including double closet and NEW Storage room (6'8x3'4) GREAT spot for your BIKE or seasonal decorations. Upstairs brings you to SINGLE LEVEL LIVING and the beauty of this floorplan - OPEN CONCEPT Kitchen/living/dining with tall ceilings and OVERSIZED triple pane windows to VIEW of the PRIVATE GREENBELT within this exclusive complex. Living room features MODERN electric FIREPLACE & VINYL PLANK flooring w/full glass door to upper deck, where you have plenty of room for BBQ (w/GAS LINE)& lighting, for relaxing or entertaining. Kitchen exceeds expectations with UPGRADED appliance package, QUARTZ countertop, room for stools, filtered water, LOADS OF STORAGE. PRIMARY bedroom with windows on two sides enjoying corner natural light, with cheater ensuite door to 4-pc bathroom. 2nd bedroom has room for queen bed. Laundry conveniently located on this level. CENTRAL AC keeps you cool all summer long. This unit is designed for all ages looking for LOW MAINTENANCE lifestyle in a well-built JANSSEN HOME, steps to walking paths and LRT, short drive to shopping, restaurants and Stoney Trail. The most AFFORDABLE unit in the complex with low condo fee!