

**91 Royal Elm Way NW
Calgary, Alberta**

MLS # A2281478



\$629,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Welcome to Royal Oak, one of Calgary's most established and sought-after NW communities, where pride of ownership and a true family-oriented atmosphere shine throughout. This stunning, move-in-ready home offers a rare opportunity for one lucky family to settle into a place they can truly make their forever home. From the moment you step inside, you'll be impressed by the bright, open layout and soaring ceilings that create an inviting and airy feel. The main floor is ideal for entertaining, featuring a spacious formal living and dining area perfect for hosting family gatherings and special occasions. The beautifully appointed kitchen offers ample cabinetry, generous counter space, a pantry, and a raised eating bar ideal for both everyday living and entertaining. Just off the kitchen, the casual dining area is perfectly suited for family breakfasts and nightly dinners, with direct access to a large deck and a spacious backyard, allowing you to keep an eye on the kids while they enjoy the outdoors. The main level is completed with a convenient 2-piece bathroom, laundry room, and direct access to the double attached garage. Upstairs, you'll find three well-sized bedrooms, including a generous primary retreat with a private ensuite featuring a walk-in closet. The additional two bedrooms share a functional Jack-and-Jill bathroom. A bright and spacious upper-level office/den provides the perfect work-from-home setup or flexible bonus space. The unfinished basement offers endless potential, whether you envision a home gym, playroom, or future development tailored to your needs. Outside, enjoy summer BBQs and family get-togethers on the large deck and fully fenced, private backyard. Ideally located close to green spaces, parks, schools, and shopping, this exceptional home combines comfort, space, and convenience. Don't miss your

chance—contact your favourite agent today to book your private showing.