

# \$868,898 - 99 Royal Ridge Rise Nw, Calgary

MLS® #A2248251

**\$868,898**

4 Bedroom, 4.00 Bathroom, 2,289 sqft

Single Family on 0.12 Acres

Royal Oak, Calgary, Alberta

**\*\*OPEN HOUSE SAT 10/11 at 2:00 PM - 4:00**

**PM\*\* CHECK OUT THE VIDEO TOUR -**

Elegant Family Living in Royal Oak Estates.

Welcome to 99 Royal Ridge Rise NW, a

beautifully maintained, fully developed home

located on a quiet CUL-DE-SAC in the highly

sought-after community of Royal Oak Estates.

With over 3,100 sq ft of thoughtfully designed

living space, this spacious and sun-filled

property offers EXCEPTIONAL comfort,

function, and lifestyle for the modern family.

Set on a large, landscaped lot with a fully

fenced backyard & just steps from green

spaces, athletic fields, schools & nature

pathways - this is a home you'll be proud

to call your own. From the moment you arrive,

the curb appeal is undeniable. The ELEGANT

stucco & stone exterior is timeless &

sophisticated, complemented by a gently

sloping driveway and well-manicured front

yard. Step inside to a GRAND two-storey

foyer, where a south-facing picture window fills

the space with natural light. The inviting front

entrance opens to an airy, open-concept main

floor featuring gleaming VINYL plank flooring,

high ceilings, and a modern, neutral colour

palette that flows seamlessly throughout the

home. The heart of the main level is the

CHEF-INSPIRED kitchen, complete with

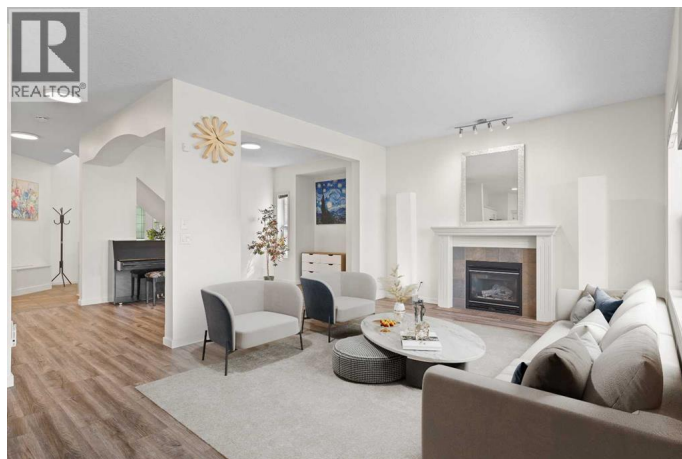
granite & quartz countertops, crisp white

cabinetry, stainless steel appliances, designer

tile backsplash & a central island with

breakfast bar and built-in storage. A full

walk-through pantry connects the kitchen to



the laundry/mudroom area. Enjoy casual meals in the bright breakfast nook overlooking the backyard, or host ELEGANT dinners in the adjacent formal dining room, perfect for family gatherings and holiday celebrations. The living room is anchored by a gas fireplace with a traditional mantel and tiled surround, and large windows that frame views of the landscaped yard beyond. Upstairs, youâ€™ll find three generously sized bedrooms and a bright, SUNNY bonus room with built-in window seat. The primary bedroom is a peaceful RETREAT, featuring a large walk-in closet and a LUXURIOUS 4-piece ensuite with granite countertops, deep soaker tub & separate shower. Two additional bedrooms offer excellent space for children or guests and share a stylish full bathroom with granite counters and contemporary fixtures. The fully finished basement provides even more versatility, with an expansive open rec room wired for surround sound and equipped with a built-in speaker system - ideal for movie nights. A wet bar with granite counters adds entertainment value, while a 4th bedroom, home office/den, 3-piece bathroom & additional storage room complete this level. Step outside to your private, fully fenced landscaped backyardâ€”the perfect space for kids, pets, or summer barbecues. Ideally located close to public and private schools (including The Renert School), playgrounds, walking and bike trails, the Rocky Ridge YMCA, shopping, and CTrain access - this home offers UNBEATABLE convenience without compromising on comfort or style. CALL TODAY to book your PRIVATE TOUR!! (id:6289)

Built in 2004

## Essential Information

Listing #                      A2248251

Price	\$868,898
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,289
Acres	0.12
Year Built	2004
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	99 Royal Ridge Rise Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5M1

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Wet bar, PVC window, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Water softener, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### **Exterior**

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      MaxWell Capital Realty



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