

# \$1,028,700 - 70 Royal Ridge Manor Nw, Calgary

MLS® #A2260706

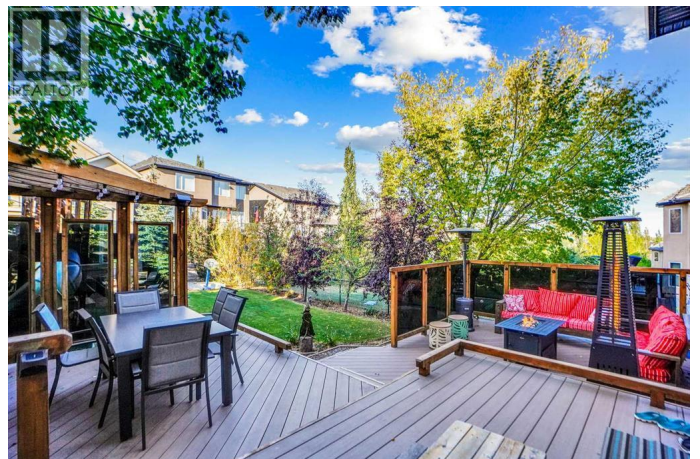
**\$1,028,700**

5 Bedroom, 4.00 Bathroom, 2,769 sqft

Single Family on 0.15 Acres

Royal Oak, Calgary, Alberta

A rare opportunity in sought-after Royal Oak! This majestic estate home offers over 3680 sq ft of total developed luxury living space, situated on a quiet manor street with durable stucco siding. Enjoy 9 ft ceilings on both the main floor and the developed basement. Enjoy the oversized garage, easily accommodating two full-size trucks. **RECENT & PREMIUM UPGRADES (2020-2023):** True move-in ready luxury with updated main flooring (main floor), paint, updated lighting fixtures & pot lights (2023), new stainless steel Range Hood (2022) & Refrigerator (2023), and a 75 Gallon Water Tank (2020). The home is efficiently serviced by 2 furnaces. **ABOVE GRADE:** The main floor features an elegant, open-concept layout updated flooring, a gas fireplace, and a private office. The gourmet kitchen leads to the backyard oasis. The upper floor boasts 4 bedrooms, including a spectacular Primary Suite with a spa-like ensuite. The enormous Bonus Room offers a 2nd fireplace and sweeping views of the Downtown Skyline and Rocky Mountains—an exceptional space! **DEVELOPED BASEMENT:** The finished lower level is perfect for entertaining, featuring a large rec room, a bedroom, gym/flex space, and a 4 pc bath. **OUTDOOR OASIS:** The fully landscaped backyard is a showstopper—a private sanctuary with multiple sitting areas, large decks, and a fire pit area. Everything is nearby, including the highly-rated Renert School. Book your viewing today! (id:6289)



Built in 2007

## Essential Information

Listing #	A2260706
Price	\$1,028,700
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,769
Acres	0.15
Year Built	2007
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	70 Royal Ridge Manor Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5Z1

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Oven, Microwave, Hood Fan, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Stucco
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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