

**86 Royal Ridge Mount NW
Calgary, Alberta**

MLS # A2273055



\$865,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this stunning classic and elegant family home in the desirable community of Royal Oak, Calgary, perfectly positioned on 86 Royal Ridge Mount NW within Calgary, offering over 3,000 sq. ft. of fully finished living space across all levels. Designed to capture exceptional scenery, the walkout basement is bathed in natural light, with an abundance of large windows framing the rare combination of Royal Oak Ridge View and sweeping city skyline and downtown views, creating a bright and inviting atmosphere throughout the day. The main floor features soaring 9-foot ceilings, beautifully maintained hardwood flooring, and warm oak-finish cabinetry that blends seamlessly with the rich tones of the cabinetry, complemented by built-in appliances, premium granite countertops, and high-end finishes that enhance both daily living and entertaining. Sitting proudly at the center of the home, the formal dining space offers an open, well-connected layout with generous sightlines and an elevated sense of openness and refinement. Upstairs, the views continue to impress, where four spacious bedrooms provide comfort and privacy while taking full advantage of the ridge elevation, along with a fifth bedroom in the fully developed walkout lower level, complete with a massive recreation area ideal for gatherings, movie nights, or a flexible lifestyle setup. The oversized backyard delivers the perfect balance of outdoor enjoyment and low-maintenance convenience, providing a large open space that families will love without the added upkeep. This home is ideally located close to everyday amenities including Walmart - Royal Oak and Costco - Beacon Hill, minutes from the YMCA for fitness and community activities, and approximately 7 minutes to the highly regarded Renert School, making it an outstanding choice for families who value space, style, views, and

convenience. Book your showing today and experience elevated ridge-view living in one of Calgary’s most sought-after northwest neighborhoods.