

**70 Royal Ridge Manor NW  
Calgary, Alberta**

**MLS # A2280887**



# \$988,888

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,763 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Wired for Sound		

**Inclusions:** Refrigerator in the basement

\*\* Fully developed estate home situated on a massive 42 ft. x 156 ft. lot, offering approximately 4,000 sq. ft. of total developed living space, four bedrooms on the upper level, 3.5 bathrooms, a main-floor den/office, a dedicated gym room, and an oversized double attached garage (22 ft. x 30 ft.). Featuring stucco siding, dual furnaces, and a chef's kitchen with a gas cooktop and walk-through pantry, along with a separate formal dining room—features like these are rarely found at this price point\*\*. Welcome to one of the most desirable communities in Northwest Calgary—Royal Oak. This stunning home truly checks all the boxes. Upon entry, you are welcomed by a main-floor office/den, a formal dining room, and a spacious living room that flows seamlessly into the chef's kitchen, which offers ample counter space to accommodate all your modern-day kitchen needs. The oversized double-attached garage leads into a functional mudroom that seamlessly connects to the walk-through pantry, adding everyday convenience. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary retreat, along with a large bonus room offering beautiful views of the downtown skyline. The primary bedroom features a spa-inspired 5-piece ensuite with dual sinks, a standing shower, and a spacious walk-in closet. The upper-level laundry room includes custom cabinetry, and the main bathroom on this level also offers dual sinks. The bonus room is enhanced by a second fireplace and numerous windows that flood the space with natural light. The fully developed basement includes an additional bedroom, a dedicated gym room, a recreation area, and a full four-piece bathroom. The utility room provides ample storage space and houses dual furnaces for zoned heating, along with a 75-gallon hot water

tank (2020). Recent upgrades include luxury vinyl plank flooring on the main floor, updated lighting fixtures and pot lights (2023), a chimney hood fan (2022), and a refrigerator (2023). This exceptional home offers space, functionality, and luxury in a prime location—don't miss this rare opportunity. Open House: Saturday, January 31st, from 12:30 PM to 3:00 PM and Sunday, February 1st, from 12:30 PM to 3:00 PM