



GRASSROOTS
REALTY GROUP

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

MLS # A2267637



\$999,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,769 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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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!