



**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

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!