



GRASSROOTS
REALTY GROUP

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70 Royal Ridge Manor NW
Calgary, Alberta

MLS # A2280887



\$988,888

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,763 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, Few Trees, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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