



**7 Royal Ridge Terrace NW  
Calgary, Alberta**

**MLS # A2303068**



**\$1,250,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,872 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<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>	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Washer/Dryer in Basement

Panoramic Rocky Mountain views take center stage in this exceptional former show home, creating a sense of space and calm that is immediately felt the moment you enter. Offering over 4,000 sq. ft. of total living space, the spacious main floor is enhanced by 10 ft ceilings and an open-concept layout designed to maximize light and sightlines. Expansive windows frame the landscape like artwork, with open skies, rolling horizon, and distant peaks visible throughout the main living areas. The living room is both inviting and refined, anchored by a coffered ceiling and a substantial custom wood built-in that speaks to the level of craftsmanship throughout. Warm engineered hardwood flooring and the seamless connection to the dining area create a space equally suited for everyday living and entertaining. A separate main floor sitting area provides additional flexibility for formal gatherings or a quiet retreat. Originally built by Ashton Luxury Living, the home reflects an exceptional level of detail and finish throughout. The kitchen is thoughtfully designed with ceiling-height solid wood cabinetry, a generous granite island, high-end stainless steel appliances, a custom range hood, full-height backsplash, durable tile flooring, and a walk-in pantry for exceptional storage. The main floor balcony, accessed from the kitchen and dining area, offers a seamless indoor-outdoor transition, perfect for enjoying the mountain views. A functional main floor laundry room with sink adds everyday convenience. Upstairs, the primary suite serves as a private retreat, featuring a cathedral ceiling, with views of the Rocky Mountains, a spacious 5-piece ensuite, and a walk-in closet with custom cabinetry. The ensuite is beautifully finished with furniture-style vanities, detailed millwork, and a deep soaker tub within a fully tiled surround. The bonus room is a standout feature,

enhanced by extensive built-in cabinetry that adds both character and highly functional storage, ideal for a media room, office, or family space. The fully developed walk-out basement offers a bright and functional extension of the home, with large windows that create an inviting atmosphere. A spacious living area is complemented by a wet bar with granite countertops, ideal for entertaining or everyday use. With durable flooring, a full bathroom, and direct outdoor access, this level provides excellent flexibility for guests, extended family, or additional living space. Additional features include an oversized double garage, a new hot water tank (2023), and recently updated second-floor windows. Ideally located within walking distance to schools and with access to nearby walking and biking pathways, this home also offers convenient access to the Shane Homes YMCA, C-Train station, Stoney Trail, and Crowchild Trail. A rare combination of enduring quality, thoughtful design, and truly exceptional views - be sure to explore the 3D tour for a complete experience.