



## 23 Royal Ridge Manor Calgary Alberta

\$859,900

Welcome to 23 Royal Ridge Manor NW, a beautifully upgraded WALKOUT BUNGALOW located on a quiet street in the desirable community of Royal Oak. This home has undergone OVER \$70,000 IN UPGRADES between 2022 and 2024, offering both luxury and functionality in a prime location. The expansive main level spans 1,500+ sq. ft. and features soaring vaulted ceilings, filling the home with natural light from the many windows and skylight. Step through the front door, you're greeted by a spacious foyer leading to a versatile flex room, perfect for a home office or dining area. The kitchen offers white cabinets with black granite countertops, and stainless steel appliances, along with a walk-through butler's pantry. It opens to a cozy breakfast nook and a vaulted great room with a gas fireplace, ideal for gatherings. The main floor also includes 2 spacious bedrooms. The master suite is a true retreat with a walk-in closet and an ensuite featuring dual vessel sinks, a jetted tub, and a separate shower. The second bedroom is situated on the opposite side of the unit for enhanced privacy, making it ideal for children, guests, or a home office, with a 3-pcs bathroom conveniently located next to it. The fully developed walkout basement offers bright, open living space providing a potential monthly rental income of \$2,000/MONTH. It includes a large living room, two large bedrooms with a full kitchen and 2 bathrooms. The BASEMENT SUITE is fully equipped with new kitchen cabinets (2024) and new appliances including electric range, hood fan, and dishwasher (2024). It has its own private entrance via the new concrete sidewalk. Other recent upgrades include LENNOX high-efficiency furnace & humidifier (2022), LENNOX air conditioner (2022), electric range & dishwasher (2024), custom-made zebra roller curtains (2023), Smart thermostat (2023), TREX decking boards (2023), vinyl flooring (2024)...

4pc Bathroom 5.42 Ft x 7.58 Ft  
 Other 7.50 Ft x 9.75 Ft  
 Bedroom 17.17 Ft x 15.08 Ft  
 Bedroom 9.08 Ft x 11.00 Ft  
 Other 3.58 Ft x 8.42 Ft  
 Other 17.08 Ft x 22.50 Ft

Laundry room 5.42 Ft x 10.00 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 Bedroom 9.92 Ft x 10.00 Ft  
 Dining room 11.92 Ft x 10.00 Ft  
 Pantry 2.83 Ft x 5.50 Ft  
 Kitchen 13.33 Ft x 10.75 Ft

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Listing Presented By:



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First Place Realty

# RE/MAX®

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(CENTRAL)

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Other 14.17 Ft x 14.92 Ft

2pc Bathroom 5.08 Ft x 5.08 Ft

Laundry room 8.50 Ft x 16.17 Ft

Other 9.17 Ft x 7.67 Ft

Breakfast 11.50 Ft x 9.17 Ft

Living room 13.92 Ft x 12.92 Ft

Other 9.67 Ft x 13.00 Ft