



## 9 Royal Ridge Link Calgary Alberta

\$849,900

In the heart of Calgary's prestigious and vibrant North West community of Royal Oak, sits your Dream Bungalow! This spacious 4 Bedroom + 3 Bathroom home with over 2700 Sq/Ft of developed living space is not only ideal for new families, but also those looking to downsize! Stepping through the front entrance you are greeted by an unobstructed, vaulted ceiling that invites a lovely burst of natural light from the overhead skylight and large West facing windows. From the Kitchen to the split Dining/Living Area and Fireplace feature, this home is equipped with modern touches around every corner. Fully wired for sound and video throughout with speakers built-in to the walls and ceiling, updated baseboards and window coverings, updated lighting, updated kitchen appliances and luxury Quartz countertops, plus a fully developed and storage + heating equipped double garage... You have to see it to believe it! Moving through the nearly 200 sq/ft Primary Bedroom you'll walk into your own personal oasis complete with a walk-in-closet, custom privacy window coverings, and an open 5 piece ensuite bathroom. Wrapping up the main level you'll have access to a spacious mudroom with its own washer and dryer, an additional bedroom, and a full 4 piece bathroom for you or your guests. But if you're searching for where the fun really begins, then the basement beckons! One flight of stairs separates you from the Recreation Room, where you'll find endless space for games, activities, hosting and relaxing. Adjacent to the family theatre room you'll find 2 more full sized bedrooms complete with oversized windows to ensure you never miss out on the bright Calgary daylight. Your final 4 piece bathroom is located on this lower level next to the generous under-stair storage and a sizeable utility room, with full shelving included. But why stop there? If the fresh Rocky Mountain air is more your st...

Recreational, Games room 18.58 Ft x 32.00 Ft

Family room 11.67 Ft x 14.00 Ft

Bedroom 11.67 Ft x 9.92 Ft

Bedroom 13.00 Ft x 8.83 Ft

4pc Bathroom 5.00 Ft x 9.00 Ft

Furnace 11.17 Ft x 16.58 Ft

Bedroom 12.33 Ft x 10.92 Ft

4pc Bathroom 7.92 Ft x 5.08 Ft

Kitchen 15.50 Ft x 9.25 Ft

Dining room 11.00 Ft x 9.08 Ft

Living room 16.00 Ft x 12.00 Ft

Primary Bedroom 15.92 Ft x 11.75 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Office 13.00 Ft x 9.08 Ft

5pc Bathroom 8.08 Ft x 10.75 Ft

Other 9.08 Ft x 5.50 Ft