



## 70 Royal Ridge Manor Calgary Alberta

\$999,900

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! (id:6769)

Furnace 26.42 Ft x 17.92 Ft  
Bedroom 13.92 Ft x 9.33 Ft  
4pc Bathroom 5.92 Ft x 10.17 Ft  
Den 16.17 Ft x 10.92 Ft  
Recreational, Games room 18.00 Ft x 17.17 Ft  
Office 11.42 Ft x 11.00 Ft  
2pc Bathroom 6.58 Ft x 5.58 Ft  
Dining room 12.00 Ft x 12.50 Ft  
Other 12.25 Ft x 4.75 Ft  
Pantry 6.42 Ft x 6.42 Ft

Kitchen 9.00 Ft x 13.58 Ft  
Breakfast 9.67 Ft x 13.58 Ft  
Living room 16.17 Ft x 15.42 Ft  
Bonus Room 13.92 Ft x 18.92 Ft  
Bedroom 12.58 Ft x 15.33 Ft  
5pc Bathroom 5.08 Ft x 11.50 Ft  
Bedroom 10.00 Ft x 11.42 Ft  
Bedroom 10.08 Ft x 11.42 Ft  
Laundry room 6.92 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
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