



70 Royal Ridge Manor Calgary Alberta

\$988,888

** 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, update...

3pc Bathroom 10.17 Ft x 5.92 Ft

Bedroom 9.42 Ft x 13.92 Ft

Den 10.17 Ft x 16.25 Ft

Recreational, Games room 17.17 Ft x 21.92 Ft

Furnace 17.92 Ft x 26.50 Ft

2pc Bathroom 5.58 Ft x 6.58 Ft

Breakfast 13.00 Ft x 10.25 Ft

Dining room 10.42 Ft x 12.00 Ft

Foyer 9.42 Ft x 6.83 Ft

Living room 16.00 Ft x 16.17 Ft

Other 6.50 Ft x 12.17 Ft

5pc Bathroom 11.50 Ft x 5.00 Ft

5pc Bathroom 10.67 Ft x 14.25 Ft

Bedroom 11.50 Ft x 9.92 Ft

Bedroom 11.50 Ft x 10.00 Ft

Bedroom 15.25 Ft x 12.67 Ft

Bonus Room 18.92 Ft x 14.00 Ft

Laundry room 7.00 Ft x 6.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 13.00 Ft x 8.42 Ft