



75 Royal Abbey Rise Calgary Alberta

\$1,395,000

LOCATION, SPACE & PRIVACY -- BIG FAMILY HOME -- Welcome to one of the most private and versatile executive homes in NW Calgary's Royal Oak community. Located on a quiet cul-de-sac with no through traffic and no rear neighbours, this rare walkout property backs onto a green zone and sits on a generous 7,577 sq ft urban lot -- a combination seldom available in NW Calgary. A sought-after south-east facing front yard maximizes natural light and downtown views, supports efficient winter snow melt, and contributes to cooler, more comfortable backyard living throughout the summer. Offering 3,767 sq ft of fully developed living space, the home was thoughtfully redesigned and renovated in late 2025. It features 2,741 sq ft above grade plus a 1,026 sq ft walkout basement with true 9-ft ceilings, creating exceptional light, flow, and flexibility. The striking two-tone Canadian maple kitchen with blackmarble countertops and extended breakfast bar anchors the main floor and makes an immediate statement. Ideal for large or multi-generational families, or professionals working from home, this home offers 4+1 full-size bedrooms, 3 full bathrooms, and 1 half bath. The bright walkout basement showcases a refined European design, oversized windows, a kitchen, family-size refrigerator, private bedroom and bath, and an expansive recreation zone -- perfect for extended family living or professional co-existence. Notable 2025 upgrades include: two 97% high-efficiency furnaces (70,000 BTU each), new high-efficiency hot water tank (50 gal), new asphalt shingle roof (30-year warranty), American cherry hardwood flooring on main, epoxy garage floor, fresh interior paint throughout, and a heated-floor-ready basement system. Just minutes walk to elementary and middle schools, playgrounds, childcare, Rocky Ridge YMCA (with pool & ice rink), Royal Oak shopping plaza with all services, and Tuscany LR...

Bedroom 10.25 Ft x 9.58 Ft
 Recreational, Games room 29.83 Ft x 14.08 Ft
 Furnace 16.83 Ft x 8.17 Ft
 3pc Bathroom 10.25 Ft x 9.92 Ft
 Office 14.33 Ft x 11.00 Ft
 Laundry room 16.08 Ft x 5.67 Ft

2pc Bathroom 4.58 Ft x 4.33 Ft
 Primary Bedroom 18.67 Ft x 14.00 Ft
 Bedroom 11.92 Ft x 9.58 Ft
 Bedroom 11.92 Ft x 9.67 Ft
 Bedroom 12.67 Ft x 10.58 Ft
 Bonus Room 20.92 Ft x 14.00 Ft

Listing Presented By:



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Living room 16.08 Ft x 13.83 Ft

Kitchen 14.92 Ft x 11.42 Ft

Dining room 11.08 Ft x 8.83 Ft

Den 10.33 Ft x 10.17 Ft

4pc Bathroom 10.67 Ft x 4.92 Ft

5pc Bathroom 12.00 Ft x 11.92 Ft