



86 Royal Ridge Mount Calgary Alberta

\$865,000

Welcome to this stunning classic and elegant family home in the desirable community of Royal Oak, Calgary, perfectly positioned on 86 Royal Ridge Mount NW within Calgary, offering over 3,000 sq. ft. of fully finished living space across all levels. Designed to capture exceptional scenery, the walkout basement is bathed in natural light, with an abundance of large windows framing the rare combination of Royal Oak Ridge View and sweeping city skyline and downtown views, creating a bright and inviting atmosphere throughout the day. The main floor features soaring 9-foot ceilings, beautifully maintained hardwood flooring, and warm oak-finish cabinetry that blends seamlessly with the rich tones of the cabinetry, complemented by built-in appliances, premium granite countertops, and high-end finishes that enhance both daily living and entertaining. Sitting proudly at the center of the home, the formal dining space offers an open, well-connected layout with generous sightlines and an elevated sense of openness and refinement. Upstairs, the views continue to impress, where four spacious bedrooms provide comfort and privacy while taking full advantage of the ridge elevation, along with a fifth bedroom in the fully developed walkout lower level, complete with a massive recreation area ideal for gatherings, movie nights, or a flexible lifestyle setup. The oversized backyard delivers the perfect balance of outdoor enjoyment and low-maintenance convenience, providing a large open space that families will love without the added upkeep. This home is ideally located close to everyday amenities including Walmart - Royal Oak and Costco - Beacon Hill, minutes from the YMCA for fitness and community activities, and approximately 7 minutes to the highly regarded Renert School, making it an outstanding choice for families who value space, style, views, and convenience. Book your showing ...

Recreational, Games room 19.00 Ft x 14.00 Ft

Furnace 6.00 Ft x 7.00 Ft

3pc Bathroom 7.00 Ft x 5.00 Ft

Storage 15.00 Ft x 6.00 Ft

Living room 13.25 Ft x 12.42 Ft

Kitchen 14.00 Ft x 14.58 Ft

2pc Bathroom 5.25 Ft x 4.58 Ft

Pantry 7.00 Ft x 4.58 Ft

Primary Bedroom 15.33 Ft x 13.83 Ft

Bedroom 14.00 Ft x 13.00 Ft

Bedroom 11.00 Ft x 10.75 Ft

Bedroom 11.58 Ft x 11.00 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Dining room 12.00 Ft x 9.00 Ft
Foyer 13.00 Ft x 6.00 Ft
Laundry room 5.67 Ft x 7.25 Ft
Breakfast 11.00 Ft x 8.50 Ft

Bedroom 12.42 Ft x 10.00 Ft
Other 9.00 Ft x 6.00 Ft
4pc Bathroom 13.00 Ft x 9.00 Ft