



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

70 Royal Ridge Manor NW
Calgary, Alberta

MLS # A2267637



\$999,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,769 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Wood

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Kitchen Island, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

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!