# \$1,028,700 - 70 Royal Ridge Manor Nw, Calgary

MLS® #A2260706

## \$1,028,700

5 Bedroom, 4.00 Bathroom, 2,769 sqft Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

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 9Â 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 75Â 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 4Â pc bath.







OUTDOOR OASIS: The fully landscaped backyard is a showstopperâ€"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!

Built in 2007

#### **Essential Information**

MLS® # A2260706 Price \$1,028,700

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,769
Acres 0.15
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 70 Royal Ridge Manor Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5Z1

### **Amenities**

Amenities Park
Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

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

Appliances Dishwasher, Gas Range, Microwave, Oven, Range Hood, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Wood

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 30th, 2025

Days on Market 19

Zoning R-CG HOA Fees 225

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.