

# \$1,175,000 - 107 Royal Ridge Rise Nw, Calgary

MLS® #A2195209

**\$1,175,000**

5 Bedroom, 4.00 Bathroom, 2,727 sqft  
Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Tucked away in a peaceful cul-de-sac, this exquisite estate home offers the perfect blend of elegance, comfort, and versatility. With soaring vaulted ceilings and a thoughtfully designed layout, every detail has been crafted for both style and function. Step into the grand foyer and be captivated by the expansive main floor, featuring a formal dining room, private den, and a sun-drenched living room with towering ceilings, a cozy fireplace, and breathtaking views of the north-facing backyard. The open-concept kitchen is a chef's dream, showcasing granite countertops, abundant cabinetry, and a walk-through butler pantry offering ample storage and prep space. Conveniently located off the kitchen is the laundry room and access to the oversized garage (19'3" X 35'1"), loaded with storage solutions. Upstairs, the bonus room overlooks the living space below, creating an airy, open ambiance. The luxurious primary suite offers a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional bedrooms and a beautifully appointed 4-piece bath complete the upper level. The newly developed, LEGALLY suited walk-out basement (Sticker #18121) is a showstopper. With 9-foot ceilings, a full kitchen, spacious living area, two large bedrooms, a 4-piece bath, and its own laundry, this space is ideal for extended family or rental income. The suite opens to the fully fenced backyard, offering privacy and room to enjoy the outdoors. All of this, in an



unbeatable locationâ€”just minutes from schools, parks, the YMCA, and the LRT. This is the home that has it all: luxury, practicality, and lifestyle. Donâ€™t miss your chance to view this extraordinary home. Schedule your private showing today!

Built in 2002

### **Essential Information**

MLS® #	A2195209
Price	\$1,175,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,727
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	107 Royal Ridge Rise Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M1

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized, Garage Faces Front, Off Street
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	49
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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