

# \$999,000 - 27 Royal Ridge Manor Nw, Calgary

MLS® #A2242977

**\$999,000**

5 Bedroom, 5.00 Bathroom, 2,955 sqft  
Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to a gorgeous executive home located in the prestigious community of Royal Oak. This nearly 3000 sq.ft home (above grade) will blow you away. The main floor offers 2 LIVING ROOMS and a FORMAL DINING ROOM area, an OFFICE, a large 2PC bathroom and a CHEF'S KITCHEN with a LARGE CORNER PANTRY, granite countertops, stainless steel appliances and plenty of cupboard space. \*\*\*\*HUGE DECK, GAS FIREPLACE, 9' CEILINGS, HARDWOOD FLOORING complete the picture of the main floor. Upper level comes with 3 BEDROOMS that are absolutely HUGE and HAVE THEIR OWN ENSUITES and WALK-IN CLOSETS! Yes, that is right! All the bedrooms are VERY VERY LARGE. You will love it! There is also a reading area/study nook and a large laundry room (with a sink) upstairs. The WALKOUT BASEMENT is pretty much ITS OWN LIVING QUARTERS and offers a KITCHEN (really good quality with granite counters, S/S appliances, a fridge, microwave and a cooktop), 2 LIVING ROOMS (YES 2!!!), a 3 side GAS FIREPLACE, 2 large bedrooms, a 4PC bathroom and two storage closets. 9' CEILINGS IN THE BASEMENT and access to a beautiful covered porch and gorgeous backyard. The house has 2 AC UNITS for your convenience in the hot summer months. BRAND NEW GARAGE DOOR was just installed. This property is IDEAL FOR A LARGE MULTIGENERATIONAL EXTENDED FAMILY. Whether you are looking to live here



yourself or rent it out, you won't regret it! The location cannot be better - you are literally around the corner from one of the best playgrounds in town that is overlooking downtown, COP and the hills, some of the nicest biking and walking pathways. Some of the best schools of Calgary, including RENERT SCHOOL are located in Royal Oak. Shopping is easy with COSTCO being a short driving distance too. Quick access to YYC and the mountains. You must come view this beautiful home NOW!

Built in 2005

### **Essential Information**

MLS® #	A2242977
Price	\$999,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,955
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	27 Royal Ridge Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z1

### **Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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