

# \$999,900 - 70 Royal Ridge Manor Nw, Calgary

MLS® #A2267637

**\$999,900**

5 Bedroom, 4.00 Bathroom, 2,769 sqft

Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

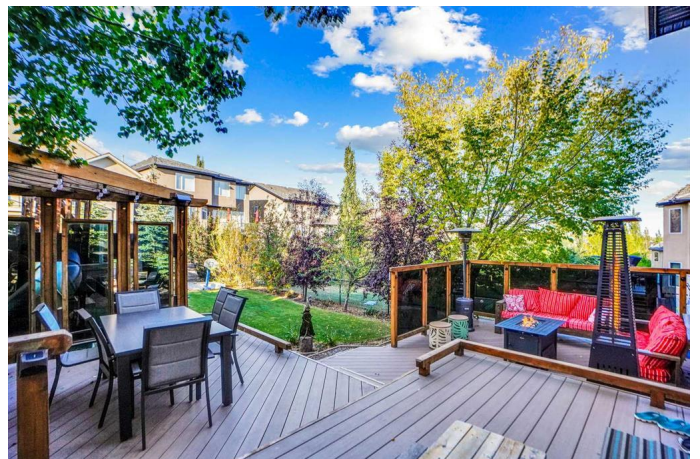
A rare opportunity in sought-after Royal Oak! This majestic estate home offers over 3680 sq ft of total developed luxury living space, situated on a quiet manor street with durable stucco siding. Enjoy 9 ft ceilings on both the main floor and the developed basement. Enjoy the oversized garage, easily 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!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267637    |
| Price          | \$999,900   |
| 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          | Full                                                                           |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard, Landscaped     |
| Roof              | Wood                      |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |
| HOA Fees       | 225                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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