

# \$1,119,000 - 107 Royal Ridge Rise Nw, Calgary

MLS® #A2235396

**\$1,119,000**

5 Bedroom, 4.00 Bathroom, 2,711 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Elegant Estate home with 4000 sq ft living space 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. Here are the top 10 features of this beautiful house. 1.

OVERSIZED GARAGE which comes with loads of storage. 2 WALKOUT basement with beautiful garden on the back for privacy 3. LEGAL Basement suite for mortgage help or for inlaws 4. OPEN to BELOW good size living room with lot of windows. 5. Minutes to Stony trail, shopping, YMCA and LRT STATION 6. Stucco House with lot of greenery around 7. Quiet Cul-de-sac with nice neighbourhood 8. Huge Master bedroom 5pc ensuite and large walk in closet 9. Main floor Office Space and Dining room 10. Cemented pad for access to basement. Please call your favourite realtor to book the showing.

Built in 2002



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235396    |
| Price          | \$1,119,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,711       |
| 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      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, French Door |
| 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        | Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance, Private Yard      |
| Lot Description   | Back Yard, City Lot                 |
| Roof              | Cedar Shake                         |
| Construction      | Brick, Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 82              |
| Zoning         | R-CG            |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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.