

\$939,900 - 78 Royal Ridge Mount Nw, Calgary

MLS® #A2124831

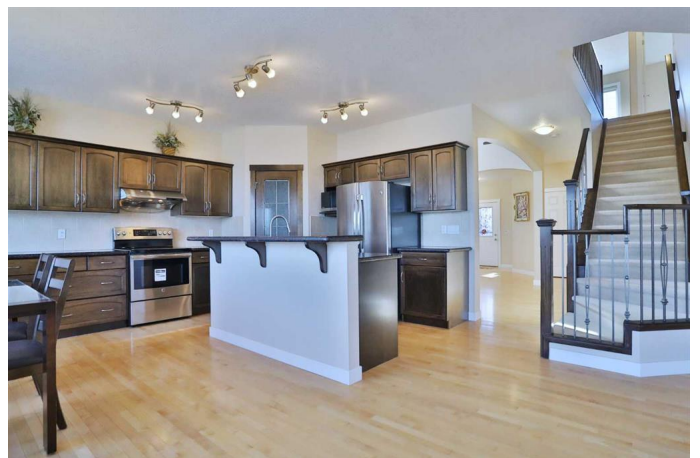
\$939,900

4 Bedroom, 4.00 Bathroom, 2,371 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Surrounded by panoramic views of the neighbourhood, downtown skyline & Canada Olympic Park is this truly wonderful two storey built by Trico Homes in the estate community of Royal Oak. Offering over 3300sqft of stylish living space, with extensive hardwood floors & maple kitchen with granite countertops, 4 bedrooms + loft, fantastic walkout level rec room with wet bar & so much more...all in this fully finished one-owner home & available for quick possession. Drenched in natural light & complemented by 9ft ceilings, you'll simply love the family-friendly main floor with its gracious living room with stone-facing fireplace, formal dining room with soaring 18ft ceilings & sleek eat-in kitchen with maple cabinetry & island with raised bar, walk-in pantry & black/stainless steel appliances. Total of 3 bedrooms up highlighted by the lovely owners' retreat with big walk-in closet & soaker tub ensuite with double vanities, separate shower & tile floors. Shared by the other 2 bedrooms - one with a walk-in closet, is the family bath with double sinks. There's also a South-facing loft which makes a great sitting area, study or gym. The 4th bedroom on the main floor easily doubles as your home office. The walkout level - with upgraded luxury laminate floors, is finished with a media room, another full bath, loads of storage space & games/rec room with granite-topped wet bar. Main floor laundry room with Whirlpool Duet steam washer & dryer. Winding ravine trails, playground & the Royal Oak Estates shopping



centre are all within walking distance, & you are just a few short minutes to the Tuscany LRT station. Prime location in this highly desirable Northwest Calgary neighbourhood, with Shane Homes YMCA & shopping at Royal Oak Centre & Rocky Ridge Co-op all close-by, & with its quick access to Crowchild & Stoney Trails you have everything within easy reach...hospitals, University of Calgary, major retail centres, recreational facilities & downtown.

Built in 2006

Essential Information

MLS® #	A2124831
Price	\$939,900
Sold Price	\$927,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,371
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	78 Royal Ridge Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z3

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 15th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	225.11
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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