

\$859,900 - 23 Royal Ridge Manor Nw, Calgary

MLS® #A2168951

\$859,900

4 Bedroom, 4.00 Bathroom, 1,510 sqft
Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to 23 Royal Ridge Manor NW, a beautifully upgraded WALKOUT BUNGALOW located on a quiet street in the desirable community of Royal Oak. This home has undergone OVER \$70,000 IN UPGRADES between 2022 and 2024, offering both luxury and functionality in a prime location. The expansive main level spans 1,500+ sq. ft. and features soaring vaulted ceilings, filling the home with natural light from the many windows and skylight. Step through the front door, you're greeted by a spacious foyer leading to a versatile flex room, perfect for a home office or dining area. The kitchen offers white cabinets with black granite countertops, and stainless steel appliances, along with a walk-through butler's pantry. It opens to a cozy breakfast nook and a vaulted great room with a gas fireplace, ideal for gatherings. The main floor also includes 2 spacious bedrooms. The master suite is a true retreat with a walk-in closet and an ensuite featuring dual vessel sinks, a jetted tub, and a separate shower. The second bedroom is situated on the opposite side of the unit for enhanced privacy, making it ideal for children, guests, or a home office, with a 3-pcs bathroom conveniently located next to it. The fully developed walkout basement offers bright, open living space providing a potential monthly rental income of \$2,000/MONTH. It includes a large living room, two large bedrooms with a full kitchen and 2 bathrooms. The BASEMENT SUITE is fully equipped with new kitchen cabinets (2024)



and new appliances including electric range, hood fan, and dishwasher (2024). It has its own private entrance via the new concrete sidewalk. Other recent upgrades include LENNOX high-efficiency furnace & humidifier (2022), LENNOX air conditioner (2022), electric range & dishwasher (2024), custom-made zebra roller curtains (2023), Smart thermostat (2023), TREX decking boards (2023), vinyl flooring (2024), carpet (2024) and new paint on walls and ceilings (2024) throughout the main floor. This Move-in ready home is situated in the family-friendly community of Royal Oak, which offers scenic wetlands, green spaces, playgrounds, pathways, and easy access to nearby amenities. Whether youâ€™re looking for a family home or an income-generating property, this bungalow combines elegance and practicality. Book a viewing today to experience this stunning home!

Built in 2005

Essential Information

MLS® #	A2168951
Price	\$859,900
Sold Price	\$804,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	23 Royal Ridge Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z1

Amenities

Parking Spaces	4
Parking	Driveway, Double Garage Attached

Interior

Interior Features	No Smoking Home, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Electric Range, Garage Control(s), Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 20th, 2024
Days on Market	34
Zoning	R-CG
HOA Fees	0.00

Listing Details

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