

Listed By: **Tao Guo**
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Calgary/Royal Oak

61 ROYAL RIDGE HL NW

\$625,000

Detached

Style: 2 Storey
Bedrooms: Above: 3 / Ttl: 3
Bathrooms: Full: 3 / Half: 1
Rooms Above: 9
Floor Area: 201 SqM / 2,165 SF
Year Built: 1998
Taxes: \$3,887 / 2017
Possession: 30 Days NEG



Royal Oak Estate w/Super Deal & Great Value! Stunning 2 Storey Quality Custom Built WALKOUT Home over 3000 sq ft Living Space w/COP & Mountain Views. Open Plan w/ 18' Ceilings, South Facing Living Room, Gas Fireplace, Gourmet Kitchen w/ Island, SS Appliances, Granite Countertops, Oversized Pantry, Breakfast Nook w/ View, Formal Dining Room, Foyer/Den. Loads of Windows Allows for Natural Light Throughout. Spacious Master Bedroom is a True Retreat Featuring a Raised Sitting Area w/ Breathtaking Panoramic View, Large Bathroom w/5-pc Ensuite, Duel Vanities & Corner Tub. 2 Additional Good Size Bdrms on the Upper Level. FULLY FINISHED WALKOUT Bsmt w/ Laminate Flooring Throughout, Huge Family / Game Room w/ 2nd Fireplace, Wet Bar w/ 2nd Microwave & 4pc Bath. New Hot Water Tank 2018, Huge Decks w/ Glass Railing, Oversized Double Garage. Beautifully Landscaped & Low Maintenance Backyard w/ Concrete Patio Provide Privacy, Relaxation & Tranquility. Rare Opportunity. 10/10.

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer,
Features: Balcony, No Animal Home, No Smoking Home, Patio, Wall Unit-Built-In, Windows - Vinyl
Parking: Enclosed: 2 Total: 4 Double Garage Attached
Amenities:



INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED