

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

**61 ROYAL RIDGE HL NW**

**\$684,000**

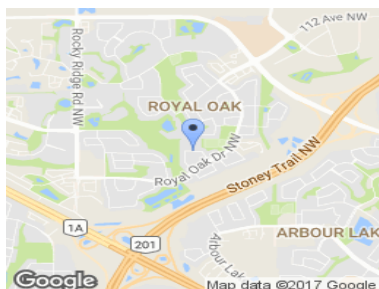
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**Style:** 2 Storey  
**Bedrooms:** Above: 3 / Ttl: 3  
**Bathrooms:** Full: 3 / Half: 1  
**Rooms Above:** 9  
**Floor Area:** 201 SqM / 2,165 SF  
**Year Built:** 1998  
**Taxes:** \$3,887 / 2017  
**Possession:** 30/NEG



Stunning 2 Storey Quality Custom Built WALKOUT HOME w/ 3300+ sq ft Living Space in Quiet Location. This 3bdrms & 3.5 Baths Family Home offers Formal Dining Room, 18' Ceiling in Southfacing Living Room, Gas Fireplace, Gourmet Kitchen w/ SS Appliances, Island & Granite Countertops, Oversized Walk-In Pantry, Breakfast Nook w/ View, Laundry, Foyer/Den, Deck w/ Glass Railing. OPEN, BRIGHT, SUNNY, w/ NATURAL LIGHT throughout. Upstairs features 3 bd rms w/ 4-pc baths. Spacious Master Bdrm w/ Raised Sitting Area w/ Breathtaking View, Walk-in Closet, 5-pc Ensuite w/ Double Sinks & Corner Tub. FULLY FINISHED WALKOUT Bsmt features Laminate Flooring Throughout, Huge Family Room w/ 2nd Fireplace, Rec. Area w/ Wet Bar & Arts Wall, Closet, Storage Room. Oversized Double Garage w/ Shelving Units. Beautifully Landscaped w/ Aspens & Shrubs & Backyard w/ Concrete Patio, Raised Flowerbeds, Shed, Gravels gives you relaxation. Close to Parks, Schools, New Rec. Centre, Superstore, Costco & Shopping.

**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