



**Tao Guo**  
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**Calgary/Royal Oak**

**61 ROYAL RIDGE HL NW**

**\$679,900**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 8
- Floor Area:** 204 SqM / 2,191 SF
- Year Built:** 1998
- Taxes:** \$3,369 / 2013
- Possession:** 90 Days negotiable



Welcome to the quality that is 61 Royal Ridge Hill. This custom built two storey opens to foyer leading to a living room, formal dining room, family room with high ceiling and gas burning fireplace, kitchen with island, granite counter tops and pantry, nook, laundry and powder room. The upper level has a spacious master bedroom with raised sitting room that commands views of COP, two additional bedrooms, four piece bath and ensuite. The five piece ensuite has two sinks, corner tub, and a walk-in closet. The walkout basement has a second family room with gas burning fireplace, recreation room with bar area, games room, three piece bath and storage room. The south facing backyard is landscaped with trees, can be enjoyed from the balcony that stretches the width of the house and patio. The garage is insulated, drywalled and has a high ceiling. Close to parks, public transportation, schools and many other amenities.



- Goods Included:** Dishwasher-Built-In, Garage Opener, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings-All
- Features:** Balcony, No Animal Home, No Smoking Home, Patio, Wall Unit-Built-In, Windows - Vinyl
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached

