



THE
A-TEAM

**RE/MAX
FIRST**

23 ROYAL RIDGE Manor, Calgary T3G 5Z1

MLS®#: **A2168951** Area: **Royal Oak** Listing Date: **10/17/24** List Price: **\$859,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,349 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,510**
 Low Sqft:
 Ttl Sqft: **1,510**

DOM

12
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`2" x 7`8"	Laundry	Main	5`5" x 10`0"
4pc Bathroom	Main	7`11" x 4`11"	Bedroom	Main	9`11" x 10`0"
Dining Room	Main	11`11" x 10`0"	Pantry	Main	2`10" x 5`6"
Kitchen	Main	13`4" x 10`9"	Breakfast Nook	Main	11`6" x 9`2"
Living Room	Main	13`11" x 12`11"	Balcony	Main	9`8" x 13`0"
Bedroom - Primary	Main	13`11" x 12`8"	Walk-In Closet	Main	5`6" x 7`5"
5pc Ensuite bath	Main	8`1" x 11`0"	4pc Ensuite bath	Basement	5`5" x 7`7"

Walk-In Closet
Bedroom
Flex Space
2pc Bathroom

Basement
Basement
Basement
Basement

7`6" x 9`9"
9`1" x 11`0"
17`1" x 22`6"
5`1" x 5`1"

Bedroom
Mud Room
Kitchenette
Laundry

Basement
Basement
Basement
Basement

17`2" x 15`1"
3`7" x 8`5"
14`2" x 14`11"
8`6" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0411649

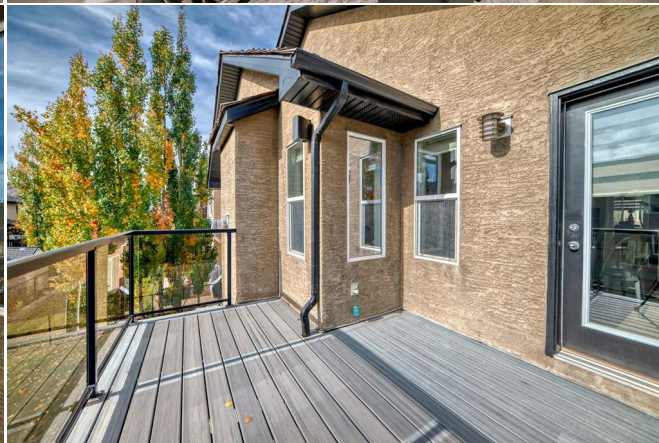
Remarks

Pub Rmks: **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 you'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!**

Inclusions: **Electric Range, Hood Fan and Dishwasher in the basement**
Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











ListSimple 23 Royal Ridge Manor NW, Calgary - MAIN

Room	Dimensions
Bedroom	11'2" x 11'0"
Living/Dining	5'8" x 20'2"
Attached Garage	11'1" x 11'8"
Bathroom #1	7'1" x 4'11"
Bathroom	7'1" x 10'2"
Breakfast Room	11'1" x 10'2"
Staircase	2'3" x 3'0"
Bedroom	11'8" x 10'4"
Master Bedroom	11'8" x 11'2"
Living	11'1" x 11'11"
Space	1'0" x 10'0"
Primary Bedroom	11'1" x 11'1"
Walk-in Closet	8'0" x 7'8"
Overall SP	61' x 110'



Room	Dimensions
Ensuite 4P	5'5" x 7'7"
Washroom	7'5" x 7'7"
Bath 1P	5'7" x 5'8"
Bedroom	9'1" x 12'9"
Hall/Bath	2'7" x 6'5"
Plan Room	1'7" x 12'5"
Mechanical	5'4" x 5'4"
Bathroom 1P	5'7" x 5'7"
Mechanical/Laundry	8'0" x 5'0"