107 ROYAL RIDGE Rise, Calgary T3G 5M1

MLS®#:	**A2195209**	Area:	**Royal Oak**	Listing Date: **02/28/25**	List Price: **$1,235,000**
Status:	**Active**	County:	**Calgary**	Change: **None**	Association: **Fort McMurray**

General Information

					DOM	
Prop Type:	**Residential**				**10**	
Sub Type:	**Detached**				Layout	
City/Town:	**Calgary**	Finished Floor Area			Beds:	**5 (3 2)**
Year Built:	**2002**	Abv Sqft:	**2,726**		Baths:	**3.5 (3 1)**
Lot Information		Low Sqft:			Style:	**2 Storey**
Lot Sz Ar:	**5,489 sqft**	Ttl Sqft:	**2,726**			
Lot Shape:					Parking	
					Ttl Park:	**6**
					Garage Sz:	**3**

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Off Street,Oversized**

Utilities and Features

Roof:	**Cedar Shake**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Brick,Stucco,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**BBQ gas line,Private Yard**		**Carpet,Ceramic Tile,Hardwood,Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**14`9" x 16`8"**	**Breakfast Nook**	**Main**	**61`0" x 23`0"**
Dining Room	**Main**	**43`9" x 40`2"**	**Kitchen**	**Main**	**57`8" x 50`0"**
Laundry	**Main**	**18`1" x 30`4"**	**Living Room**	**Main**	**59`11" x 50`0"**
Office	**Main**	**33`1" x 37`6"**	**Pantry**	**Main**	**17`6" x 30`11"**

4pc Bathroom	Second	36`8" x 16`5"	5pc Ensuite bath	Second	44`10" x 35`6"
Bedroom	Second	44`3" x 38`10"	Bedroom	Second	37`6" x 46`9"
Family Room	Second	70`6" x 42`8"	Bedroom - Primary	Second	61`3" x 45`5"
Walk-In Closet	Second	44`10" x 17`6"	4pc Bathroom	Basement	27`8" x 16`2"
Bedroom	Basement	50`10" x 35`10"	Bedroom	Basement	36`8" x 39`11"
Kitchen	Basement	42`1" x 55`9"	Laundry	Basement	11`3" x 21`11"
Game Room	Basement	78`9" x 50`0"	Furnace/Utility Room	Basement	55`3" x 54`2"

Legal/Tax/Financial

Title: **Fee Simple**		Zoning: **R-CG**	
Legal Desc:	**0211034**		

Remarks

Pub Rmks: Tucked away in a peaceful cul-de-sac, this exquisite estate home offers the perfect blend of elegance, comfort, and versatility. With soaring vaulted ceilings and a thoughtfully designed layout, every detail has been crafted for both style and function. Step into the grand foyer and be captivated by the expansive main floor, featuring a formal dining room, private den, and a sun-drenched living room with towering ceilings, a cozy fireplace, and breathtaking views of the north-facing backyard. The open-concept kitchen is a chef's dream, showcasing granite countertops, abundant cabinetry, and a walk-through butler pantry—offering ample storage and prep space. Conveniently located off the kitchen is the laundry room and access to the oversized garage (19'3" X 35'1"), loaded with storage solutions. Upstairs, the bonus room overlooks the living space below, creating an airy, open ambiance. The luxurious primary suite offers a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional bedrooms and a beautifully appointed 4-piece bath complete the upper level. The newly developed, LEGALLY suited walk-out basement (Sticker #18121) is a showstopper. With 9-foot ceilings, a full kitchen, spacious living area, two large bedrooms, a 4-piece bath, and its own laundry, this space is ideal for extended family or rental income. The suite opens to the fully fenced backyard, offering privacy and room to enjoy the outdoors. All of this, in an unbeatable location—just minutes from schools, parks, the YMCA, and the LRT. This is the home that has it all: luxury, practicality, and lifestyle. Don't miss your chance to view this extraordinary home. Schedule your private showing today!

Inclusions: Deep Freezer

Property Listed By: CIR Realty

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