



THE
A-TEAM

**RE/MAX
FIRST**

27 ROYAL RIDGE Terrace, Calgary T3G5Y9

MLS® #: **A2202277** Area: **Royal Oak** Listing Date: **03/13/25** List Price: **\$1,350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**

Finished Floor Area
 Abv Sqft: **2,811**
 Low Sqft:
 Ttl Sqft: **2,811**

DOM

1
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,511 sqft**
 Lot Shape:

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

Access:
 Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,No Neighbours Behind,Sloped,Treed,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Freezer,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **0411649**

Remarks

Pub Rmks: **Welcome to this exquisite 2,811 sq. ft. two-storey walkout, masterfully designed to capture stunning mountain views from the kitchen, living room, and primary suite. Every detail of this home has been meticulously curated to offer a lifestyle of sophisticated elegance, seamlessly blending luxurious finishes with the beauty of nature. Step inside and be greeted by soaring ceilings, expansive windows, and refined finishes that bathe the space in natural light. The gourmet kitchen is a masterpiece, featuring granite countertops, custom cabinetry, and a sprawling island, all framed by breathtaking mountain vistas. An elegant formal dining room provides the perfect setting for memorable gatherings, while the spacious living room, anchored by a statement fireplace and floor-to-ceiling windows, offers a serene retreat. Designed for both work and leisure, this home features a large private office space, ideal for remote professionals. The lavish primary suite upstairs is a sanctuary of comfort, complete with a spa-inspired ensuite, an oversized walk-in closet, and unparalleled mountain views. The fully finished walkout level is an entertainer's dream, offering a comfortable theatre room with a full surround sound system, a dedicated pool table room, and seamless access to the professionally landscaped backyard. Whether you're enjoying coffee on the expansive deck, hosting elegant soirées, or unwinding as the sun sets over the peaks, this home promises a lifestyle of unrivaled luxury. With an oversized double garage providing ample storage and convenience, Central air conditioning keeping you cool on those hot summer days and a fully automated underground irrigation system to keep all the beautiful green throughout the summer, this extraordinary residence is an exceptional opportunity for those seeking the pinnacle of mountain-view living. Schedule your private tour today.**

Inclusions: **Pool Table(all accessories), Basement surround sound system, Shelving basement**

Property Listed By: **Real Broker**

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











