

# \$848,898 - 99 Royal Ridge Rise Nw, Calgary

MLS® #A2248251

**\$848,898**

4 Bedroom, 4.00 Bathroom, 2,289 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

**\*\*OPEN HOUSE SAT 10/18 at 1:30 PM - 3:30**

**PM\*\* CHECK OUT THE VIDEO TOUR -**

Elegant Family Living in Royal Oak Estates.

Welcome to 99 Royal Ridge Rise NW, a

beautifully maintained, fully developed home

located on a quiet CUL-DE-SAC in the highly

sought-after community of Royal Oak Estates.

With over 3,100 sq ft of thoughtfully designed

living space, this spacious and sun-filled

property offers EXCEPTIONAL comfort,

function, and lifestyle for the modern family.

Set on a large, landscaped lot with a fully

fenced backyard & just steps from green

spaces, athletic fields, schools & nature

pathways - this is a home you'll be proud

to call your own. From the moment you arrive,

the curb appeal is undeniable. The ELEGANT

stucco & stone exterior is timeless &

sophisticated, complemented by a gently

sloping driveway and well-manicured front

yard. Step inside to a GRAND two-storey

foyer, where a south-facing picture window fills

the space with natural light. The inviting front

entrance opens to an airy, open-concept main

floor featuring gleaming VINYL plank flooring,

high ceilings, and a modern, neutral colour

palette that flows seamlessly throughout the

home. The heart of the main level is the

CHEF-INSPIRED kitchen, complete with

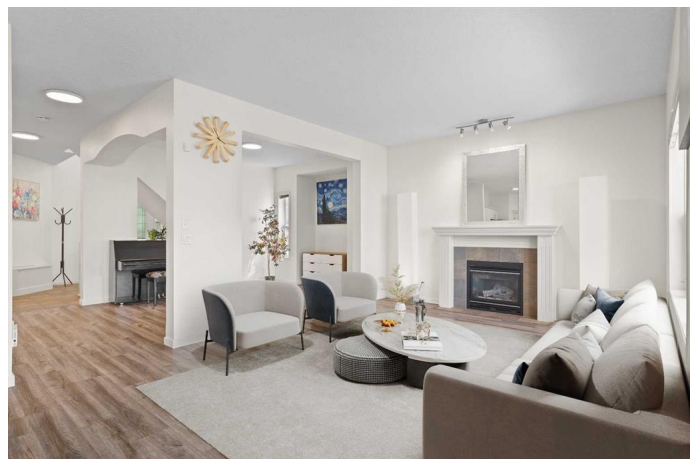
granite & quartz countertops, crisp white

cabinetry, stainless steel appliances, designer

tile backsplash & a central island with

breakfast bar and built-in storage. A full

walk-through pantry connects the kitchen to



the laundry/mudroom area. Enjoy casual meals in the bright breakfast nook overlooking the backyard, or host ELEGANT dinners in the adjacent formal dining room, perfect for family gatherings and holiday celebrations. The living room is anchored by a gas fireplace with a traditional mantel and tiled surround, and large windows that frame views of the landscaped yard beyond. Upstairs, youâ€™ll find three generously sized bedrooms and a bright, SUNNY bonus room with built-in window seat. The primary bedroom is a peaceful RETREAT, featuring a large walk-in closet and a LUXURIOUS 4-piece ensuite with granite countertops, deep soaker tub & separate shower. Two additional bedrooms offer excellent space for children or guests and share a stylish full bathroom with granite counters and contemporary fixtures. The fully finished basement provides even more versatility, with an expansive open rec room wired for surround sound and equipped with a built-in speaker system - ideal for movie nights. A wet bar with granite counters adds entertainment value, while a 4th bedroom, home office/den, 3-piece bathroom & additional storage room complete this level. Step outside to your private, fully fenced landscaped backyardâ€”the perfect space for kids, pets, or summer barbecues. Ideally located close to public and private schools (including The Renert School), playgrounds, walking and bike trails, the Rocky Ridge YMCA, shopping, and CTrain access - this home offers UNBEATABLE convenience without compromising on comfort or style. CALL TODAY to book your PRIVATE TOUR!!

Built in 2004

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2248251  |
| Price  | \$848,898 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,289       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 99 Royal Ridge Rise Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 5M1                |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                  |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Paved |
| # of Garages   | 2                                                                                                     |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Bookcases, Granite Counters, Vinyl Windows, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Cul-De-Sac |
| Roof              | Cedar Shake                                                          |
| Construction      | Stone, Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 65                |
| Zoning         | R-CG              |
| HOA Fees       | 225               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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