

# \$1,198,800 - 107 Royal Ridge Rise Nw, Calgary

MLS® #A2195209

**\$1,198,800**

5 Bedroom, 4.00 Bathroom, 2,727 sqft  
Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

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 locationâ€”just minutes from schools, parks, the YMCA, and the LRT. This is the home that has it all: luxury, practicality, and lifestyle. Donâ€™t miss your chance to view this extraordinary home. Schedule your private showing today!

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195209    |
| Price          | \$1,198,800 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,727       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 107 Royal Ridge Rise Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 5M1                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Oversized |
| # of Garages   | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | 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) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Back Yard                  |
| Roof              | Cedar Shake                |
| Construction      | Brick, Stucco, Wood Frame  |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 41                  |
| Zoning         | R-CG                |
| HOA Fees       | 263                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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