

# \$1,028,700 - 70 Royal Ridge Manor Nw, Calgary

MLS® #A2260706

**\$1,028,700**

5 Bedroom, 4.00 Bathroom, 2,769 sqft

Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

A rare opportunity in sought-after Royal Oak! This majestic estate home offers over 3680 sq ft of total developed luxury living space, situated on a quiet manor street with durable stucco siding. Enjoy 9 ft ceilings on both the main floor and the developed basement. Enjoy the oversized garage, easily accommodating two full-size trucks.

## RECENT & PREMIUM UPGRADES

(2020-2023): True move-in ready luxury with updated main flooring (main floor), paint, updated lighting fixtures & pot lights (2023), new stainless steel Range Hood (2022) & Refrigerator (2023), and a 75 Gallon Water Tank (2020). The home is efficiently serviced by 2 furnaces.

**ABOVE GRADE:** The main floor features an elegant, open-concept layout updated flooring, a gas fireplace, and a private office. The gourmet kitchen leads to the backyard oasis. The upper floor boasts 4 bedrooms, including a spectacular Primary Suite with a spa-like ensuite. The enormous Bonus Room offers a 2nd fireplace and sweeping views of the Downtown Skyline and Rocky Mountains—an exceptional space!

**DEVELOPED BASEMENT:** The finished lower level is perfect for entertaining, featuring a large rec room, a bedroom, gym/flex space, and a 4 pc bath.



OUTDOOR OASIS: The fully landscaped backyard is a showstopper—a private sanctuary with multiple sitting areas, large decks, and a fire pit area. Everything is nearby, including the highly-rated Renert School. Book your viewing today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260706    |
| Price          | \$1,028,700 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,769       |
| Acres          | 0.15        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 70 Royal Ridge Manor Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 5Z1                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Walk-In Closet(s)                                         |
| Appliances        | Dishwasher, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                          |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 2                                                                              |
| Fireplaces        | Gas, Living Room                                                               |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard                 |
| Roof              | Wood                      |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-CG                 |
| HOA Fees       | 225                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.