

17 Royal Ridge Hill NW
Calgary, Alberta**MLS # A2241511****\$868,000**

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher, Dryer, Ranger, Garage opener, Microwave, Range Hood, Refrigerator, Washer, Window Coverings		

Welcome to this warm and inviting detached home located in the heart of the family-friendly Royal Oak community in Northwest Calgary. With approx 2,200 sq. ft. of comfortable living space, this 3-bedroom, 3.5-bathroom home offers a perfect blend of space, natural light, and modern upgrades – ideal for growing families who want comfort, functionality, and peace of mind. The main floor features a private enclosed office, perfect for remote work or quiet study, along with brand-new carpet and freshly painted wall that brings a fresh and cozy touch. The spacious living room with a fireplace is perfect for relaxing evenings, while large windows throughout the home with natural light. The bright and functional kitchen comes equipped with all-new appliances (stove, fridge, washer & dryer) and opens onto a recently finished deck with building permit, overlooking a spacious backyard – a great setup for family barbecues and outdoor fun. Upstairs, the extra-large primary bedroom offers more than just a place to sleep – there’s plenty of room for a private sitting area, reading nook, or even a cozy space for movie nights. The luxurious ensuite bathroom includes a relaxing hot tub where you can unwind while enjoying stunning views of the Rocky Mountains. The fully finished walkout basement also followed the city code, offering additional three large multipurpose rooms ideal for a home office, gym, playroom, or guestroom. Additional highlights include the central air conditioning (AC), a brand-new deck, second hot water tank that fits larger families and a pre-listing professional home inspection that adds confidence and transparency to the buyers. Conveniently located just minutes from the Tuscany LRT station, and with quick access to Stoney Trail and Highway 1, commuting is a breeze. Enjoy nearby parks, top-rated schools, shopping, and walking paths in one of NW

Calgary’s most desirable communities. This move-in-ready family home has it all — book your private showing today!