

**27 Royal Ridge Manor NW
Calgary, Alberta****MLS # A2242977****\$999,000**

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,955 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement: Fridge, Microwave, Cooktop

Welcome to a gorgeous executive home located in the prestigious community of Royal Oak. This nearly 3000 sq.ft home (above grade) will blow you away. The main floor offers 2 LIVING ROOMS and a FORMAL DINING ROOM area, an OFFICE, a large 2PC bathroom and a CHEF'S KITCHEN with a LARGE CORNER PANTRY, granite countertops, stainless steel appliances and plenty of cupboard space. ****HUGE DECK, GAS FIREPLACE, 9' CEILINGS, HARDWOOD FLOORING complete the picture of the main floor. Upper level comes with 3 BEDROOMS that are absolutely HUGE and HAVE THEIR OWN ENSUITES and WALK-IN CLOSETS! Yes, that is right! All the bedrooms are VERY VERY LARGE. You will love it! There is also a reading area/study nook and a large laundry room (with a sink) upstairs. The WALKOUT BASEMENT is pretty much ITS OWN LIVING QUARTERS and offers a KITCHEN (really good quality with granite counters, S/S appliances, a fridge, microwave and a cooktop), 2 LIVING ROOMS (YES 2!!!), a 3 side GAS FIREPLACE, 2 large bedrooms, a 4PC bathroom and two storage closets. 9' CEILINGS IN THE BASEMENT and access to a beautiful covered porch and gorgeous backyard. The house has 2 AC UNITS for your convenience in the hot summer months. BRAND NEW GARAGE DOOR was just installed. This property is IDEAL FOR A LARGE MULTIGENERATIONAL EXTENDED FAMILY. Whether you are looking to live here yourself or rent it out, you won't regret it! The location cannot be better - you are literally around the corner from one of the best playgrounds in town that is overlooking downtown, COP and the hills, some of the nicest biking and walking pathways. Some of the best schools of Calgary, including RENERT SCHOOL are located in Royal Oak. Shopping is easy with COSTCO being a short driving distance

too. Quick access to YYC and the mountains. You must come view this beautiful home NOW!