

# \$868,000 - 17 Royal Ridge Hill Nw, Calgary

MLS® #A2241511

**\$868,000**

6 Bedroom, 4.00 Bathroom, 2,195 sqft

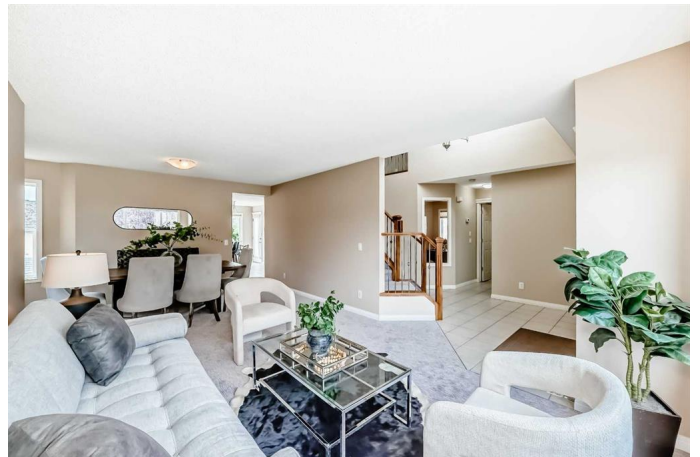
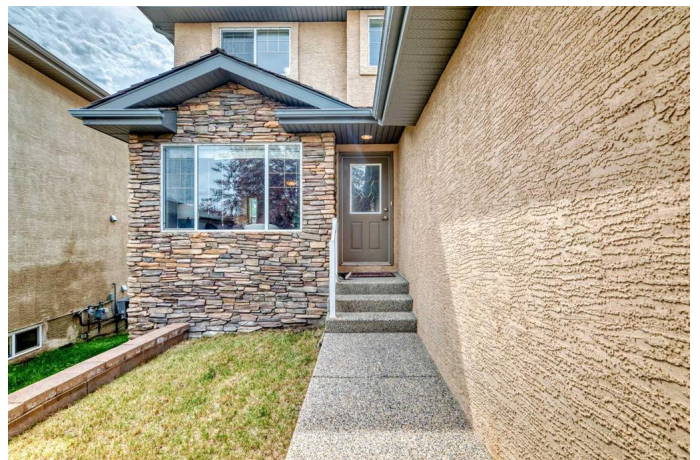
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Open house July27, 10:30AM-1:00PM !!!

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!

Built in 2002

### Essential Information

MLS® #	A2241511
Price	\$868,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,195
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	17 Royal Ridge Hill Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4T9

## Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Tile, Oak
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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