$899,899 - 99 Royal Ridge Rise Nw, Calgary

MLS® #A2248251

$899,899
4 Bedroom, 4.00 Bathroom, 2,289 sqft
Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

** CHECK OUT THE VIDEO TOUR ** Elegant Family Living in Royal Oak Estates. Welcome to 99 Royal Ridge Rise NW, a beautifully maintained, fully developed home located on a quiet CUL-DE-SAC in the highly sought-after community of Royal Oak Estates. With over 3,100 sq ft of thoughtfully designed living space, this spacious and sun-filled property offers EXCEPTIONAL comfort, function, and lifestyle for the modern family. Set on a large, landscaped lot with a fully fenced backyard & just steps from green spaces, athletic fields, schools & nature pathways - this is a home youâ€™ll be proud to call your own. From the moment you arrive, the curb appeal is undeniable. The ELEGANT stucco & stone exterior is timeless & sophisticated, complemented by a gently sloping driveway and well-manicured front yard. Step inside to a GRAND two-storey foyer, where a south-facing picture window fills the space with natural light. The inviting front entrance opens to an airy, open-concept main floor featuring gleaming VINYL plank flooring, high ceilings, and a modern, neutral colour palette that flows seamlessly throughout the home. The heart of the main level is the CHEF-INSPIRED kitchen, complete with granite & quartz countertops, crisp white cabinetry, stainless steel appliances, designer tile backsplash & a central island with breakfast bar and built-in storage. A full walk-through pantry connects the kitchen to the laundry/mudroom area. Enjoy casual meals in the bright breakfast

nook overlooking the backyard, or host ELEGANT dinners in the adjacent formal dining room, perfect for family gatherings and holiday celebrations. The living room is anchored by a gas fireplace with a traditional mantel and tiled surround, and large windows that frame views of the landscaped yard beyond. Upstairs, youâ€™ll find three generously sized bedrooms and a bright, SUNNY bonus room with built-in window seat. The primary bedroom is a peaceful RETREAT, featuring a large walk-in closet and a LUXURIOUS 4-piece ensuite with granite countertops, deep soaker tub & separate shower. Two additional bedrooms offer excellent space for children or guests and share a stylish full bathroom with granite counters and contemporary fixtures. The fully finished basement provides even more versatility, with an expansive open rec room wired for surround sound and equipped with a built-in speaker system - ideal for movie nights. A wet bar with granite counters adds entertainment value, while a 4th bedroom, home office/den, 3-piece bathroom & additional storage room complete this level. Step outside to your private, fully fenced landscaped backyardâ€”the perfect space for kids, pets, or summer barbecues. Ideally located close to public and private schools (including The Renert School), playgrounds, walking and bike trails, the Rocky Ridge YMCA, shopping, and CTrain access - this home offers UNBEATABLE convenience without compromising on comfort or style. CALL TODAY to book your PRIVATE TOUR!!

Built in 2004

Essential Information

MLS® #	A2248251
Price	$899,899
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,289
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Royal Ridge Rise Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway, Front Drive, Paved
# of Garages	2

Interior

Interior Features	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	25
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty

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