



**Mark D. Evernden**  
 Private Office - ENGEL & VOLKERS CALGARY

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89 ROYAL RIDGE MT NW

C4122958 Active

LP: \$898,000



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 4 Calgary	
<b>Type:</b>	Detached	<b>Zone:</b>	Zone NW	
<b>Style:</b>	2 Storey	<b>Community:</b>	Royal Oak	
<b>Year Built:</b>	2007	<b>Postal Code:</b>	T3G 5Z3	
<b>LINC:</b>	0030729099	<b>Condo Type:</b>	Not a Condo	
<b>Legal Plan:</b>	0413618	<b>Possession:</b>	NEG	
	Blk: 15 Lot: 7			
<b>Land Use Code</b>	R-C1	<b>Taxes:</b>	\$5181/2015	
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0	
<b>Conform Rpt:</b>		<b>HOA:</b>		
<b>Restrictions:</b>	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way		<b>Condo Fee:</b>	

Welcome to this completely updated 3400 sqft home in Royal Oak, complete with a walkout basement & stunning downtown views. This exceptional layout features dramatic wrought iron spindles with maple hang railings & stairs with beautiful art niches to take you to the upper level. The main level is accented with warm maple hardwood floors throughout, a gourmet kitchen featuring granite counters, maple cabinets, upgraded appliances & lighting as well as a large laundry/mudroom just off the oversized 2 car garage. The upper level boasts 3 spacious bedrooms each with its own ensuite & a bonus room. The fully developed walkout basement offers a fourth bedroom, full bathroom, theatre room & games room which leads out to the patio. In the beautifully landscaped south facing backyard you will find a serene waterfall/pond and outdoor lighting to set the ambiance, all which make up the perfect outdoor space to come home and unwind while you enjoy the breathtaking city views.

<b>Kitchen</b>	10'11" x 11'5"	M	<b>Bkfst Nook</b>	13'11" x 12'5"	M	<b>Bedrooms:</b>	Above: 3 /Ttl:4	<b>Baths:</b>	Full: 3 Half: 1
<b>Dining Rm</b>	14'0" x 14'0"	M	<b>Living Rm</b>	16'0" x 14'2"	M		<b>2Pc</b> <b>3Pc</b> <b>4Pc</b> <b>5Pc</b> <b>6Pc</b>		
<b>Mstr Bed</b>	16'8" x 14'8"	U	<b>Bedroom</b>	10'11" x 10'5"	U	<b>Bathrooms:</b>	1	0	1
<b>Bedroom</b>	10'11" x 9'10"	U	<b>Bonus</b>	13'4" x 13'2"	U	<b>Ensuite:</b>	0	0	0
<b>Media Rm</b>	16'4" x 12'2"	L	<b>Bedroom</b>	13'5" x 10'3"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
						<b>Main:</b>	121.5	1308.00	
						<b>Upper:</b>	115.5	1243.00	
						<b>AbGd:</b>	237.0	2551.00	
						<b>Lowr:</b>	108.4	1167.00	
						<b>Total A.G.:</b>	237.0	2551.00	

<b>Basement:</b>	Walkout/Fully Finished	<b>Heating:</b>	Forced Air-2	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	512		
<b>Exterior:</b>	Stone, Stucco	<b>Frntg x Depth:</b>	15x35		
<b>Roof Type:</b>	Cedar Shakes	<b>Flooring:</b>	Carpet, Hardwood, Non-Ceramic Tile		
<b>Front Exp:</b>	North				
<b>Parking:</b>	Encl: 2 Total: 4 Double Garage Attache	<b>Garage Dim:</b>			
<b>Features:</b>	Balcony, Ceiling 9 ft., Deck				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: June 16, 2017



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New Listing

June 16, 2017

Status

A

