



\$ 699,000.00

## 39 ROYAL RIDGE MANOR NW CALGARY

<https://paulbrinton.com>

Perched up on the ridge, on the corner lot of a quite street, is this amazing two storey family home with a finished walkout basement and south facing backyard. Enjoy the skyline of the city while walking up from the beautifully stamped driveway to the front door, and notice how...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1145547

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 10:48:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/11/21

**Two Piece Bath:** 1

**Lot size:** 5845 sq ft

**Year built:** 2005

**Parking:** Double Garage Attached, Garage Door Opener

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas,Mantle

**Exterior Features:** Dog Run,Fire Pit,Playground

**District:** CAL Zone NW

**Interior Features:** Ceiling Fan(s),Central Vacuum,French Door,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry

**Roof Type:** Asphalt Shingle

**Total Parking:** 5

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:**

Clubhouse,Park,Schools

Nearby,Playground,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Corner Lot

**Heating Type:** Forced Air,Natural Gas



## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Photo Count:** 50

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage

Control(s),Microwave Hood

Fan,Range,Refrigerator,Washer

**Subdivision Name:** Royal Oak

**Lot Size Acres:** 0.13

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 342.99

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 16.00M 52`6"

**Living Area SF:** 2125.40

**Structure Type:** House

**Restrictions:** None Known

