



**75 Royal Abbey Rise NW
Calgary, Alberta**

MLS # A2284582



\$1,375,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,741 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Irregular Lot, Low Maintenance Landscape,		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Second kitchen in the basement with microwave, fridge in the mechanical room, deep freezer in the garage, deck

LOCATION, SPACE & PRIVACY — **BIG FAMILY HOME** — Welcome to one of the most private and versatile executive homes in NW Calgary's Royal Oak community. Located on a quiet cul-de-sac with no through traffic and no rear neighbours, this rare walkout property backs onto a green zone and sits on a generous 7,577 sq ft urban lot — a combination seldom available in NW Calgary. A sought-after south-east facing front yard maximizes natural light and downtown views, supports efficient winter snow melt, and contributes to cooler, more comfortable backyard living throughout the summer. Offering 3,767 sq ft of fully developed living space, the home was thoughtfully redesigned and renovated in late 2025. It features 2,741 sq ft above grade plus a 1,026 sq ft walkout basement with true 9-ft ceilings, creating exceptional light, flow, and flexibility. The striking two-tone Canadian maple kitchen with black marble countertops and extended breakfast bar anchors the main floor and makes an immediate statement. Ideal for large or multi-generational families, or professionals working from home, this home offers 4+1 full-size bedrooms, 3 full bathrooms, and 1 half bath. The bright walkout basement showcases a refined European design, oversized windows, a kitchen, family-size refrigerator, private bedroom and bath, and an expansive recreation zone — perfect for extended family living or professional co-existence. Notable 2025 upgrades include: two 97% high-efficiency furnaces (70,000 BTU each), new high-efficiency hot water tank (50 gal), new asphalt shingle roof (30-year warranty), American cherry hardwood flooring on main, epoxy garage floor, fresh interior paint throughout, and a heated-floor-ready basement system. Just minutes walk to elementary and middle schools, playgrounds, childcare, Rocky Ridge YMCA

(with pool & ice rink), Royal Oak shopping plaza with all services, and Tuscany LRT station for convenient city commute (30 min to downtown). Quick access to the University of Calgary, three main hospitals, Stoney and Crowchild Trail, and Rocky View rural area. No community fees. Meticulously maintained by the same family since 2007. A rare opportunity to secure space, privacy, and long-term value in NW Calgary.