



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**7 Royal Ridge Terrace NW
Calgary, Alberta**

MLS # A2303068



\$1,250,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,872 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Washer/Dryer in Basement

Panoramic Rocky Mountain views take center stage in this exceptional former show home, creating a sense of space and calm that is immediately felt the moment you enter. Offering over 4,000 sq. ft. of total living space, the spacious main floor is enhanced by 10 ft ceilings and an open-concept layout designed to maximize light and sightlines. Expansive windows frame the landscape like artwork, with open skies, rolling horizon, and distant peaks visible throughout the main living areas. The living room is both inviting and refined, anchored by a coffered ceiling and a substantial custom wood built-in that speaks to the level of craftsmanship throughout. The seamless connection between the living area and the dining space creates a flow that works well for everyday living and entertaining. A separate main floor sitting area provides additional flexibility for gatherings or quiet retreat. Originally built by Ashton Luxury Living, the home reflects an exceptional level of detail and finish throughout. The kitchen is thoughtfully designed with ceiling-height solid wood cabinetry, a generous granite island, high-end stainless steel appliances, a custom range hood, full-height backsplash, durable tile flooring, and a walk-in pantry for exceptional storage. The main floor balcony, accessed from the dining area, offers a seamless indoor-outdoor transition, perfect for enjoying the mountain views. A functional main floor laundry room with sink adds everyday convenience. Upstairs, the primary suite serves as a private retreat, featuring a cathedral ceiling, with views of the Rocky Mountains, a spacious 5-piece ensuite, and a walk-in closet with custom cabinetry. The ensuite is beautifully finished with furniture-style vanities, detailed millwork, and a deep soaker tub within a fully tiled surround. The bonus room is a standout feature, enhanced by extensive built-in cabinetry that adds both character

and highly functional storage, ideal for a media room or family space. The fully developed walk-out basement offers a bright and functional extension of the home, with large windows creating an inviting atmosphere. A spacious living area is complemented by a wet bar with granite countertops, ideal for entertaining. Featuring durable flooring, a full bathroom, and direct outdoor access, this level provides excellent flexibility for guests or extended family. Additional features include an oversized double garage, a new hot water tank (2023), recently updated second-floor windows, and a premium drinking water filtration system professionally installed by Star Industries Calgary, conveniently accessed via a dedicated nozzle at the kitchen sink. Ideally located within walking distance to schools and with access to nearby walking and biking pathways, convenient access to the Shane Homes YMCA, C-Train station, Stoney Trail, and Crowchild Trail. A rare combination of enduring quality, thoughtful design, and truly exceptional views - explore the 3D tour for a complete experience.