



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

**MLS # A2305112**



**\$1,100,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Welcome to 56 Royal Abbey Rise NW, an exceptional bungalow tucked away on a quiet cul-de-sac and backing onto the picturesque Royal Oak Natural Ravine Park. Surrounded by mature estate homes and offering breathtaking city skyline views of downtown, this is a rare opportunity to own a truly distinguished property in one of NW Calgary's most sought after communities. This unique bungalow is a rare find, offering 5 bedrooms and 3 full bathrooms across an impressive 1,688 sqft of living space above grade. Designed with grandeur in mind, the main floor boasts soaring 12-ft ceilings that create an airy, elegant atmosphere throughout. Upon entry, you are welcomed into an expansive open-concept floorplan thoughtfully designed for both everyday living and upscale entertaining. The main floor features a private office, perfect for working from home, along with the convenience of your very own elevator providing seamless access between levels. Two spacious bedrooms are located on the main floor, including a serene primary retreat complete with a generous 3-piece ensuite and a walk-in closet. The heart of the home showcases a spacious kitchen and family room design, highlighted by large windows that flood the space with natural light. Whether hosting guests or enjoying a quiet evening with family, this inviting area is perfectly suited for any occasion. Step out onto the well-sized balcony directly off the kitchen—ideal for morning coffee or evening relaxation while taking in the surrounding views. The fully developed walk-out basement expands your living space with a thoughtfully designed layout, featuring a large recreation room with a wet bar that opens onto your private backyard oasis. This level also includes three additional spacious bedrooms, a 3-piece bathroom, a dedicated laundry room, and convenient elevator access. Combining

luxury, functionality, and an unbeatable location, this one-of-a-kind bungalow offers an extraordinary lifestyle opportunity rarely available.