



**18 Royal Ridge Link NW
Calgary, Alberta**

MLS # A2316226



\$925,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Insulated, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s)		

Inclusions: Contact Seller Directly

Click brochure link for more details** Welcome to this wonderful custom executive home in the desirable neighbourhood of Royal Oak Estates. This home has an expansive 10 foot high ceiling on the main floor with 8 foot high doorways making the area feel expansive and roomy. The kitchen nook has a vaulted ceiling adding to the feeling of expanse. The kitchen comes complete with a gourmet layout, a massive central island with a raised eating bar. Granite in the kitchen is one inch thick with a beveled edge. There is also a gas line to the stove for a future gas stove if desired. The custom maple cabinetry is to the ceiling adding lots of storage space including above and below lighting. The area is completed by a walk through pantry to the mud room. Custom tile is added through out the house including tile on the ceiling of the main shower area. The ensuite has a massive 5 piece bathroom and enjoys a vaulted ceiling which extends the feeling of spaciousness throughout. The basement is unspoiled and has a nine foot ceiling with a high efficiency furnace and a rough in for a future bathroom. The walk out creates a lovely sense of openness due to the large amount of sunshine allowed into the area. There is a back patio of exposed aggregate and a finished roof with lighting which enhances the overall living space. A gas line has been added so that one can enjoy a heater, gas barbecue or gas fire pit at the back patio. The front drive is wider than standard with added width to the garage area. The drive way is exposed aggregate with curbing along the entire driveway. The garage is fully insulated and drywalled including the hard to find sewer drain to capture all the rain from your car and easier cleaning. This house has minimal maintenance due primarily to the concrete roof, stucco finish and covered deck with metal railing. The deck is equipped with two gas lines, one for the

barbecue and the other for a heater or gas fire pit. The garage door opener was replaced to include world wide WiFi connectivity. Finally, the landscaping has been professionally designed creating a wonderful curb appeal.