



141 Royal Ridge Mount NW
Calgary, Alberta

MLS # A2322054



\$799,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,524 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

.Excellent, spacious family home, ideally located in in highly sought Royal Ridge Mount. This home with huge entrance that is open to above. Open and very functional floor plan with 9 foot ceilings and extensive maple hardwood flooring on the main. gorgeous kitchen with granite counters, island with sink and dishwasher, stainless steel appliances. Main floor den perfect for the home office. Extra wide staircase with wrought iron spindles lead you to the upstairs, double French doors invite you into a very large master bedroom with a 5-pc ensuite and walk-in-closet. Two additional bedrooms in the "kids wing" with built in IT center off the large bonus room. 2nd floor laundry for your convenience. This house has been loaded up with upgrades such as: granite through out all bathrooms & kitchen, rounded corners, knock down ceilings, over sized garage, deck off kitchen nook, Ceramic tile in all bathrooms and mudroom. Close to future LRT and Park-n-Ride. Book your viewing today!