



GRASSROOTS
REALTY GROUP

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21 Royal Ridge Hill NW
Calgary, Alberta

MLS # A2322727



\$1,029,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,592 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	Hot tub and basketball hoop and fridge in the garage		

Watch Video Luxury and affordability rarely come together this seamlessly. Welcome to 21 Royal Ridge Hill NW, a custom-built executive home offering nearly 3,700 sq. ft. of developed living space, including 2,592 sq. ft. above grade and a fully legal 2-bedroom basement suite. This impressive 3+2 bedroom, 3.5 bathroom residence is designed for both comfortable family living and exceptional value. The legal basement suite offers over 1,100 sq. ft. of additional living space and is generating \$1,800 per month in rental income, making it an attractive mortgage helper or multi-generational living option. From the moment you enter, you'll appreciate the soaring vaulted ceilings, open-concept design, dedicated main-floor office, oversized windows, and abundant natural light. The southwest-facing backyard and upper-level mountain views create a bright and inviting atmosphere throughout the home. The spacious primary retreat features a stunning cathedral ceiling, dual walk-in closets, dual vanities, and a private sauna, creating a true spa-inspired experience. Additional features include air conditioning, a newer laundry set, hot tub, private basketball court, and extensive landscaping designed for low-maintenance enjoyment year-round. Pride of ownership is evident throughout, with the roof regularly inspected and professionally maintained to provide peace of mind for future owners. The backyard is a true highlight—private, beautifully landscaped, and designed for entertaining, relaxing, and family fun in every season. Whether you're enjoying the hot tub, shooting hoops on your private basketball court, or simply taking in the surroundings, this outdoor space is sure to impress. Located in the highly desirable community of Royal Oak, this home offers exceptional access to Stoney Trail, Crowchild Trail, the Tuscany C-Train Station, Rocky Ridge YMCA,

top-rated schools, shopping, restaurants, coffee shops, and countless amenities. This is a rare opportunity to own a spacious custom home with luxury features, mountain views, and income-generating potential in one of NW Calgary's most sought-after communities. Book your private showing today.