



GRASSROOTS
REALTY GROUP

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

MLS # A2332504



\$1,590,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,865 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Oversized, Tandem, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Landscaped, Level, Views		

Heating: In Floor, Electric, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Cedar Shake

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Freezer & Refrigerator in Garage,

Welcome to one of Calgary's most remarkable view properties. Backing directly onto the ridge and greenspace, this exceptional walkout bungalow offers 3,743 sq. ft. of functional living space and arguably some of the best panoramic views in the city—stretching from downtown Calgary and the Bow River valley to Winsport and the Rocky Mountains. Designed to maximize the incredible setting, the home features soaring 10-foot ceilings and walls of windows that flood the living spaces with natural light while seamlessly connecting the indoors with the spectacular scenery. The main floor showcases rich cherry hardwood flooring, a spacious great room, formal dining room with a coffered ceiling, and a beautifully appointed kitchen featuring cherry cabinetry, granite countertops, upgraded appliances, and an abundance of prep space. A versatile main floor den is perfect for a home office or can easily serve as an additional bedroom. The spacious primary retreat enjoys direct access to the expansive south-facing deck and features a luxurious ensuite with dual vanities, a soaker tub, and a separate shower. The professionally builder-developed walkout basement extends the living space with a massive recreation room featuring a wet bar, two generous bedrooms, a generous full bathroom complete with a double vanity, soaker tub, and separate shower, plus abundant storage—perfect for entertaining, guests, or growing families. Outdoor living is equally impressive with a massive south-facing deck, separate BBQ deck, spacious three-season sunroom complete with an electric fireplace, and a lower patio—creating multiple spaces to entertain or simply soak in the incredible views. Additional highlights include central air conditioning and an oversized triple tandem garage with direct access to the sunroom, offering exceptional flexibility for vehicles, hobbies,

or additional storage. Beyond the home, Royal Oak Estates is one of Northwest Calgary's most sought-after communities, offering parks, playgrounds, walking paths, excellent schools, shopping, restaurants, places of worship (including the Calgary Alberta Temple), and countless everyday amenities. Enjoy quick access to Stoney Trail, Crowchild Trail, the Tuscany C-Train Station, downtown Calgary, and an easy drive west to Banff, Canmore, Kananaskis, and the Rocky Mountains. Some lots are good. This one is unforgettable!