



GRASSROOTS
REALTY GROUP

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75 Royal Abbey Rise NW
Calgary, Alberta

MLS # A2334018



\$1,260,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,775 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversize		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: (2) garage door remote controls, Ceiling fan in the Living Room, Wet bar in the walkout basement, including all kitchen cabinets and a microwave, Second refrigerator located in the Mechanical Room, Deep Freeze in the garage, Garage workbench with six (6) garage storage cabinets, Garden shed located outside the house

Tucked away on a quiet cul-de-sac in the highly desirable community of Royal Oak, this beautifully renovated executive walkout offers an exceptional combination of space, privacy, and natural surroundings. Backing directly onto the ravine and pathway with no neighbours behind, the home sits on a large landscaped lot with no HOA fee and offers over 3,700 square feet of developed living space with five bedrooms and three and a half bathrooms. Thoughtfully redesigned and renovated in February 2026, it has been meticulously maintained by the same family since 2007, with a flexible layout well suited to a large or multi-generational family. A spacious entry welcomes you into the main level, where 9-foot ceilings, large windows, and American cherry hardwood flooring create a bright interior. French doors open to a formal dining room or home office. At the back of the home, the open-concept kitchen, living, and dining areas take full advantage of the ravine views. The kitchen features two-tone Canadian maple cabinetry, black marble countertops, a gas range, generous cupboard and counter space, and a large island with breakfast bar seating for five. A gas fireplace anchors the living room, while the dining area opens onto the upper deck with a BBQ gas line. A powder room and mudroom/laundry area with built-in storage complete this level. Upstairs, plush carpeting carries through the bonus room with a second gas fireplace. Four upper-level bedrooms provide an ideal family layout. The spacious primary retreat includes a walk-in closet, additional closet space, and a five-piece ensuite with dual sinks, soaker tub, and separate shower. Three additional bedrooms share a four-piece bathroom. The fully developed walkout adds valuable living space and versatility for a large or multi-generational family with 9-foot ceilings, an expansive recreation room, full

kitchen, fifth bedroom, three-piece bathroom, storage, and new carpet tile flooring compatible with in-floor heating. Direct access leads to a partially covered lower patio and private backyard. Surrounded by mature trees and shrubs, the landscaped yard offers a large grassy area for children, pets, and outdoor recreation, an ideal setting for a fire pit, and an underground sprinkler system. The oversized, insulated double attached garage features epoxy flooring. Notable improvements include two 97% high-efficiency furnaces, a new 50-gallon high-efficiency hot water tank, and a new asphalt shingle roof with a 30-year warranty. Royal Oak is known for its pathways, ravines, ponds, parks, and playgrounds. This home is steps from Royal Abbey Park and Playground and Royal Elm Pond, with Royal Oak and William D. Pratt Schools, Shane Homes YMCA at Rocky Ridge, Royal Oak Centre, Crowfoot Crossing, and Tuscany LRT nearby. Convenient access to Stoney Trail and Crowchild Trail provides easy connections to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, downtown, and the mountains.