

# \$1,199,900 - 83 Royal Abbey Rise Nw, Calgary

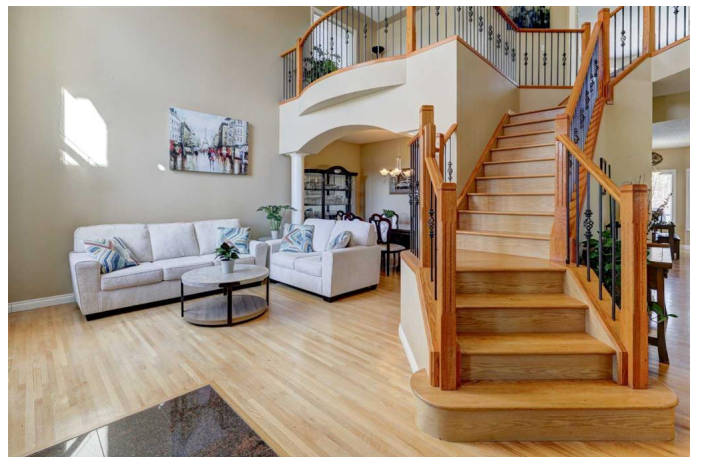
MLS® #A2204079

**\$1,199,900**

5 Bedroom, 4.00 Bathroom, 2,990 sqft  
Residential on 0.23 Acres

Royal Oak, Calgary, Alberta

Nestled in the highly sought-after Royal Oak, this exquisite estate home is a rare gem, offering an unparalleled living experience on a tranquil cul-de-sac. Boasting a low-maintenance, private quarter-acre backyard surrounded by a scenic natural reserve, pathways, and ravines, this meticulously maintained residence features five bedrooms and 4 full bathrooms with an array of premium upgrades. A grand foyer welcomes you into an entertainment-sized living and dining area with cathedral ceilings, hardwood floors, and a striking staircase. The custom kitchen is a chef's delight, complete with granite countertops, a center island, stainless steel appliances, a high-top breakfast bar, and a spacious nook overlooking the serene backyard. The expansive family room, bathed in natural light, features a cozy gas fireplace, while a private office/bedroom, half bath, and a generous laundry/mudroom complete the main floor. Upstairs, an open loft leads to 4 well-appointed bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite and a large walk-in closet. The fully finished walk-out basement adds over 1,500 sq. ft. of additional living space, featuring a recreation room, a spacious bedroom, a second kitchen with quartz countertops, a 4-piece bath, and ample storage. The professionally landscaped backyard is an entertainer's paradise, featuring fruit trees, stone patios, a fire pit, an underground sprinkler system, three gas lines



for BBQs (including one on the upper balcony), and a stunning boardwalk leading to the ravine. A spiral staircase connects the levels, while rough-ins for a hot tub and water fountain await your personal touch.

Conveniently located near public transit, top-rated schools, shopping, the YMCA, and major roadways, this home offers luxury, comfort, and an unbeatable location. View additional photos and take a virtual tour today.

Built in 2003

### Essential Information

MLS® #	A2204079
Price	\$1,199,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,990
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Royal Abbey Rise Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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