



THE
A-TEAM

**RE/MAX
FIRST**

257 DISCOVERY RIDGE Way, Calgary T3H 5S8

MLS®#: **A2116003** Area: **Discovery Ridge** Listing Date: **04/18/24** List Price: **\$1,210,000**
Status: **Pending** County: **Calgary** Change: **-\$20k, 09-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **6,113 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,652**
Low Sqft:
Ttl Sqft: **1,652**

DOM

31
Layout
Beds: **4 (1 3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Garden,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`1" x 13`10"	Dining Room	Main	14`11" x 11`0"
Breakfast Nook	Main	11`11" x 9`11"	Living Room	Main	17`11" x 12`5"
Laundry	Main	5`4" x 4`8"	Family Room	Basement	25`3" x 15`7"
Furnace/Utility Room	Basement	26`2" x 15`6"	Bedroom - Primary	Main	21`8" x 13`3"
Bedroom	Basement	11`9" x 10`6"	Bedroom	Basement	11`5" x 10`7"
Bedroom	Basement	12`2" x 9`1"	Den	Basement	9`5" x 7`10"
2pc Bathroom	Main	4`11" x 4`11"	5pc Ensuite bath	Main	12`0" x 10`6"

4pc Bathroom	Basement	10`0" x 4`9"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1	
Legal Desc:	0410929		Remarks
Pub Rmks:	Located on a quiet street, sits this beautiful bungalow in the highly sought after SW neighbourhood of Discovery Ridge. This elegant, and meticulously designed 4 bedroom, 2.5 bath bungalow is a grand oasis for you and your family. Gorgeous hardwood flooring throughout, high-end finishings, and sophisticated colour pallet. The kitchen features stainless steel appliances, gas range, granite countertops, high-end cabinetry and a large island for easy meal prep and entertaining. The open kitchen-living space invites you in with vaulted ceilings and a stunning gas fireplace surrounded by beautiful built-ins, and an abundance of warm natural light spilling in from the south facing picturesque window. Relax in your LARGE main-floor master retreat, with two walk-in closets and a luxurious 5pc ensuite. The main floor also features a 2pc bath, laundry area off the garage, and a formal dining room to host many dinners with family and friends. Gather around the lower family room in the large and beautifully finished space. A perfect retreat for guests, in-laws, or teens wanting their own space to entertain friends. Lower level also boasts a full 4pc bathroom, two large bedrooms, a third smaller bedroom without a closet and an adjacent den. The sunny and serene yard encourages summer barbeques and time spent relaxing outside. Additional features include: Central A/C, built-in speakers, heated flooring in master ensuite and a Doggy door with fenced in area. All this in Discovery Ridge, with easy access to downtown, Westhills shopping, nature paths in the beautiful Griffith Woods and easy access to the mountains! Don't miss out, book your showing now!		
Inclusions: Property Listed By:	Additional refrigerator in storage room Century 21 Bamber Realty LTD.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











