



THE
A-TEAM

**RE/MAX
FIRST**

74 DISCOVERY RIDGE Road, Calgary T3H 4R4

MLS® #: **A2122916**

Area: **Discovery Ridge**

Listing Date: **04/19/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **4,768 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,498**
Low Sqft:
Ttl Sqft: **1,498**

DOM

30
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **City Lot, No Neighbours Behind, Landscaped, Private, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`5" x 12`3"	Living Room	Main	16`6" x 12`11"
Dining Room	Main	12`11" x 11`9"	Nook	Main	7`11" x 7`9"
Bedroom - Primary	Main	15`11" x 13`1"	Walk-In Closet	Main	7`7" x 5`5"
5pc Ensuite bath	Main	10`8" x 8`10"	Bedroom	Main	13`10" x 8`10"
4pc Bathroom	Main	7`7" x 5`1"	Foyer	Main	13`10" x 13`0"
Laundry	Main	8`8" x 7`3"	Game Room	Basement	26`0" x 20`7"
Bedroom	Basement	12`5" x 10`7"	Walk-In Closet	Basement	5`4" x 4`7"

Bedroom 3pc Bathroom	Basement Basement	11`1" x 10`7" 10`7" x 5`10"	Walk-In Closet	Basement	5`4" x 4`7"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-1			
Legal Desc:		0011251		Remarks	
Pub Rmks: Welcome to 74 Discovery Ridge Road SW! This stunning 1498 SqFt fully finished 4-bedroom bungalow with 3 full bathrooms is located in the desirable community of Discovery Ridge. With its beautiful American Cherry Hardwood Flooring throughout the main living area, this home exudes warmth and elegance from the moment you step inside. The heart of this home lies within its magnificent kitchen, a chef's dream come true. Expansive granite countertops, complemented by rich maple cabinetry, and premium appliances including a 5-burner gas cooktop. Open to the dining area and a well-appointed living room, complete with an impressive 12' ceiling and one of two fireplaces, this kitchen sets the stage for entertaining perfection! Escape to the spacious primary suite that boasts a walk-in closet and an upscale 5-piece ensuite, offering a luxurious retreat after a long day. A flex room off the main entrance provides versatility, serving as either a formal dining area or a much-needed home office space. An additional bedroom, another full bathroom, and a convenient laundry/mudroom round out the main level, offering practicality and convenience at every turn. Curl up by the fireplace and take in a movie in the lower level family / rec room that features beautiful built-ins. 2 more large bedrooms are located on this level along with a 3 full bathroom and a huge storage room that keeps everything easily tucked away. A/C and a high efficiency furnace ensure year round climate comfort. Enjoy the private setting of your backyard on the rear composite deck and stone patio with no neighbours behind you! Discovery Ridge is an exceptional family community that offers its residents great lifestyle balance. Home to Griffiths Woods and easy access out when heading for the mountains while being just a short commute downtown. Do not wait, come and see today!					
Inclusions:		Wall mount for TV in basement			
Property Listed By:		RE/MAX iRealty Innovations			

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













