



THE
A-TEAM

**RE/MAX
FIRST**

456 DISCOVERY Place, Calgary T3H 3Y3

MLS® #: **A2123681** Area: **Discovery Ridge** Listing Date: **04/17/24** List Price: **\$1,599,999**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,833 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,338**
Low Sqft:
Ttl Sqft: **3,338**

DOM

32
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,See Remarks,Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	18`1" x 13`5"	Bonus Room	Second	14`0" x 16`6"
Bedroom	Second	12`0" x 11`0"	Bedroom	Second	11`0" x 11`7"
Bedroom	Second	12`0" x 11`0"	Dining Room	Main	12`0" x 15`4"
Living Room	Main	18`0" x 15`4"	Office	Main	9`0" x 10`0"
Bedroom	Lower	12`0" x 11`8"	Game Room	Lower	16`4" x 14`3"
Game Room	Lower	12`0" x 14`3"	Bedroom	Lower	9`6" x 13`0"
2pc Bathroom	Main		5pc Ensuite bath	Second	

3pc Ensuite bath
3pc Bathroom

Second
Lower

4pc Bathroom

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1s

1810359

Remarks

Pub Rmks:

This exceptional home built by Melcom Homes is a true masterpiece that will impress even the most discerning buyer. Located in the prestigious neighbourhood of Discovery Ridge along Griffith Woods Park, this exquisite home offers top-notch finishes in every corner. As you enter the main floor, you'll be greeted by 10' ceilings, beautiful engineered hardwood flooring, and an oversized double car garage. The space is illuminated with pot lighting and chic light fixtures, creating a warm and inviting atmosphere. The kitchen is truly jaw-dropping, featuring tons of premium cabinetry and countertop space, a Bosh stainless steel appliance package, and an oversized quartz island. No luxury was spared in this home, with triple pane windows throughout, all black fixtures, in-floor heating in the primary bedroom, a tiled fireplace, under cabinet lighting, built-in speakers, a 75-gallon HWT, and two furnaces. On the second level, you'll find three generously sized bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The luxurious primary retreat boasts a custom-designed walk-in closet with access to the laundry, a lavish 5-piece ensuite with a deep soaker tub, and rain head showers that will make leaving the house difficult. The bonus room on the second level is perfect for movie nights, with its overlooking view of the open-to-foyer below. The basement is currently designed with two large bedrooms, a 4-piece bathroom, a games room, and a rec room, making it the perfect space for family time or entertaining. Additionally, the home is zoned to accommodate a legal suite. Conveniently located just 3 minutes from Stoney Trail and less than 10 minutes to the Signal Hill Shopping Centre, this home offers easy access to amenities. Golf enthusiasts will also appreciate its proximity to both Elbow Springs and Pinebrook Golf & Country Clubs. Don't miss out on the opportunity to own this amazing home in Discovery Ridge. It truly is a one-of-a-kind property that combines luxury, innovation, and a prime location.

Inclusions:
Property Listed By:

N/A
Melcom Realty LTD.

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











