



THE
A-TEAM

**RE/MAX
FIRST**

270 DISCOVERY RIDGE Way, Calgary T3H5S9

MLS®#: **A2143610** Area: **Discovery Ridge** Listing **06/21/24** List Price: **\$995,000**
 Status: **Active** County: **Calgary** Change: **-\$54k, 25-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Many Trees,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,182**
 Low Sqft:
 Ttl Sqft: **2,182**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Jetted Tub,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 9`11"	Kitchen	Main	11`11" x 13`7"
Dining Room	Main	8`6" x 11`11"	Living Room	Main	15`6" x 17`5"
Office	Main	9`10" x 10`7"	Laundry	Main	6`11" x 12`9"
Bedroom - Primary	Upper	11`5" x 13`7"	Bedroom	Upper	9`5" x 12`3"
Bedroom	Upper	9`5" x 11`2"	Bonus Room	Upper	12`3" x 15`8"
Bedroom	Basement	10`9" x 12`11"	Family Room	Basement	15`5" x 25`11"
2pc Bathroom	Main	4`11" x 5`3"	4pc Bathroom	Upper	4`11" x 9`4"

5pc Ensuite bath

Upper

10`9" x 10`11"

3pc Bathroom
Legal/Tax/Financial

Basement

6`0" x 9`5"

Title:
Fee Simple
Legal Desc:

0410929

Zoning:
R-1

Remarks

Pub Rmks: **Step into this meticulously maintained home, which boasts 4 bedrooms and 3.5 bathrooms, characterized by a mix of new and traditional designs flooded with natural light from the sunny south-facing windows. The well-appointed kitchen features stainless steel appliances, ceiling-height cabinets, and a large pantry containing your refrigerator. Adjacent to the kitchen, a cozy dining nook beckons for relaxed meals that seamlessly flows into the living area with a gas fireplace adding to the ambiance. To finish the main floor is a well-created laundry room with custom built-in storage and a 2-piece bathroom. Ascend the stairs to retreat to the master bedroom, complete with a luxurious 5-piece ensuite offering a jetted tub, dual sinks, and a large walk-in closet with built-in organization. The upper floor is home to two more bedrooms, a 4-piece guest bathroom, and a versatile bonus room for additional convenience. Descend to the fully finished basement, where a thoughtfully designed space awaits. Here, a generously sized family room and yet another gas fireplace for added warmth to the family room. Downstairs is completed with an additional guest bedroom. Step outside to the beautifully landscaped backyard, where a maintenance-free composite deck and a privacy wall are here for leisurely summer days. This home has ensured privacy with mature trees surrounding making this feel like a private oasis. Don't miss the opportunity to live in the sought-after area of Discovery Ridge in this cared-for home.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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











