



THE
A-TEAM

**RE/MAX
FIRST**

30 DISCOVERY RIDGE Manor, Calgary T3H5L9

MLS®#: **A2149645** Area: **Discovery Ridge** Listing Date: **07/26/24** List Price: **\$1,775,000**
 Status: **Active** County: **Calgary** Change: **-\$75k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2004** Abv Sqft: **3,450**
 Lot Sz Ar: **7,663 sqft** Low Sqft:
 Lot Shape: **Irregular Pie Shape -** Ttl Sqft: **3,450**
2024 RPR is available

DOM

52
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,See Remarks**

Park Feat:

Aggregate,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Misting System**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garburator,Microwave,Other,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Elevator,Granite Counters,Kitchen Island,No Smoking Home,See Remarks,Sump Pump(s),Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`11" x 18`8"	5pc Ensuite bath	Upper	
Bedroom	Upper	10`0" x 12`2"	Bedroom	Upper	12`8" x 10`9"
Bedroom	Upper	12`4" x 13`3"	4pc Ensuite bath	Upper	
Den	Main	14`0" x 11`5"	Kitchen	Main	15`0" x 20`6"
Dining Room	Main	12`2" x 10`7"	Living Room	Main	23`7" x 19`0"
Mud Room	Main	13`6" x 11`4"	Laundry	Main	10`8" x 8`5"

2pc Bathroom
Bedroom
Media Room

Main
Lower
Lower

10`1" x 12`3"
16`4" x 18`4"

4pc Bathroom
Game Room
Exercise Room

Lower
Lower
Lower

27`9" x 22`7"
11`0" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310402

Zoning:
R-1

Remarks

Pub Rmks:

One-of-a kind estate home in premium location BACKING ONTO GRIFFITH WOODS! In the heart of Discovery on a quiet CUL-DE-SAC, this custom built two storey with a fully developed WALKOUT BASEMENT includes an urban forest at your doorstep. The layout offers seamless transition from interior to exterior spaces, with architectural details, materials, and top quality, stain grade millwork creating a west coast feel which blend into the natural surroundings. Well designed to accommodate a busy family and almost 5000 sf of finished living space, there are FOUR BEDROOMS on the upper level, a main floor den, and huge mud room accessible off the both the front and garage entries. There is hardwood & tile flooring throughout the main and upper levels. The impressive foyer opens into the grand living area with VAULTED CEILINGS and stone fireplace as a focal point. The dining and kitchen areas make the home well suited to entertaining indoors and outdoors with a spacious adjacent upper patio. The lower level with IN FLOOR HEATING includes a games & recreation room with second fireplace, media and exercise rooms, 5TH BEDROOM, and four piece bathroom. The electric RAM Crystal ELEVATOR installed in 2019, creates added convenience and/or accessibility to all 3 levels. The upper patio and lower deck provide almost 1000 sf feet of outdoor space. Against the backdrop of nature, the outdoor hot tub and asphalt "sports" court provide extra opportunity for backyard enjoyment. The TRIPLE ATTACHED GARAGE (one tandem place) has over height ceilings and is drywalled with abundant lighting and storage. Residents in Discovery Ridge enjoy living with numerous amenities close by (shopping, schools, sports facilities, golf, access to Stoney Trail) and nature at your door step. The property is available for a new family to move-in early October.

Inclusions:
Property Listed By:

**Please see Addendum
Calgary West Realty**

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