



63 DISCOVERY RIDGE Circle, Calgary T3H 5T8

MLS® #: **A2155939** Area: **Discovery Ridge** Listing Date: **08/08/24** List Price: **\$1,050,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,360 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,150**
 Low Sqft:
 Ttl Sqft: **2,150**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Garden,Landscaped,Level,Many Trees,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Chandelier,Granite Counters,High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`2"	Breakfast Nook	Main	10`0" x 8`0"
Dining Room	Main	15`5" x 15`11"	Kitchen	Main	15`8" x 15`11"
Laundry	Main	9`7" x 7`2"	Living Room	Main	16`1" x 15`4"
4pc Bathroom	Second	7`10" x 4`11"	5pc Ensuite bath	Second	11`7" x 9`7"
Bedroom	Second	10`0" x 11`6"	Bedroom	Second	9`0" x 15`4"
Bonus Room	Second	17`0" x 15`7"	Bedroom - Primary	Second	14`3" x 12`3"
Walk-In Closet	Second	8`0" x 6`2"	Other	Lower	30`2" x 37`10"

