

63 DISCOVERY RIDGE Circle, Calgary T3H 5T8

Sewer:

MLS®#: **A2155939** Area: **Discovery Ridge** Listing **08/08/24** List Price: **\$1,050,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residentia
Sub Type: Detached
City/Town: Calgary

Year Built:
Lot Information
Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: Park Feat: Residential Detached

 Calgary
 Finished Floor Area

 2005
 Abv Sqft: 2,150

 Low Sqft:
 Low Sqft: 2,150

5,360 sqft Ttl Sqft: **2,150**

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<u>Parking</u> Ttl Park: Garage St

DOM

<u>Layout</u>

Beds:

Baths:

Style:

41

Garage Sz: 2

3 (3)

4

2.5 (2 1)

2 Storey

Lawn, Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction: Heating: Forced Air, Natural Gas Stone, Stucco

Flooring:

Ext Feat: BBQ gas line,Garden,Playground,Private Yard Carpet,Ceramic Tile,Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

en Appl: Dishwasher,Dryer,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Range,Range Hood,Refrigerator,Washer

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

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **0510376**

Remarks

Pub Rmks:

Discover luxury living in your dream home in the sought-after community of Discovery Woods on a whisper-quiet street, where elegance meets convenience in this stunning residence! The beautiful front verandah, and garden w/a huge pergola. welcomes you as you step inside to find open sightlines and an embracing space with 14-foot ceilings that create an airy & inviting atmosphere. The main floor boasts real HARDWOOD and ceramic floors, 9-foot ceilings, and tons of windows inviting the light in!!! A formal dining area (or a large office for a work-from-home option) greets you and leads to the heart of the home - a gorgeous living room with a corner fireplace and the chef's dream kitchen w/ expansive granite countertops, a generous centre island, stainless appliances, & custom wood cabinets to inspire culinary creativity -- AND a window over the sink that looks out to a backyard that is a true oasis -- looks like something out of a magazine!! The spacious breakfast nook leads to the private deck that is perfect for entertaining and complete with a BBQ hookup. A chic 2-pc powder room and a convenient mudroom off the large garage w/ a spacious laundry complete the main floor. Ascend to the upper level to find a large light-filled bonus room w/ vaulted ceilings - perfect for relaxing, alongside three generously sized bedrooms. The luxurious primary bedroom retreat, complete with a 5-piece ensuite bathroom featuring a soaker tub, double sinks, and a separate shower impresses, and the secondary bedrooms are serviced by an additional 4-pc bath. This gorgeously finished home is extremely well-maintained (ask for a full list of noteworthy improvements) and is located steps to a Tot Park with direct access to the wilds of Griffith Woods. Truly a must-see!!

Inclusions: Window Coverings, Central Vacuum System

Property Listed By: RE/MAX Real Estate (Mountain View)

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