



THE
A-TEAM

**RE/MAX
FIRST**

24 DISCOVERY RIDGE Rise, Calgary T3H 4R2

MLS®#: **A2160271** Area: **Discovery Ridge** Listing Date: **08/24/24** List Price: **\$1,280,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **2,546**
Lot Information Low Sqft:
 Lot Sz Ar: **6,253 sqft** Ttl Sqft: **2,546**
 Lot Shape:

DOM

25
Layout
 Beds: **4 (3 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
 Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance, Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`4" x 9`5"	Pantry	Main	17`0" x 3`5"
Laundry	Main	5`5" x 4`5"	Balcony	Main	20`4" x 15`5"
2pc Bathroom	Main	5`6" x 5`8"	Covered Porch	Main	17`5" x 5`0"
Bedroom	Second	11`0" x 10`0"	Bedroom	Second	9`8" x 13`5"
Walk-In Closet	Second	5`9" x 10`1"	5pc Ensuite bath	Second	11`11" x 10`1"
Walk-In Closet	Second	5`4" x 4`1"	4pc Bathroom	Second	9`7" x 4`11"
3pc Ensuite bath	Second	6`3" x 6`4"	Bedroom - Primary	Second	15`2" x 14`6"

Bonus Room
Family Room
Kitchen
3pc Bathroom

Second
Basement
Basement
Basement

11`9" x 15`7"
18`1" x 19`10"
15`5" x 11`6"
7`6" x 8`11"

Bedroom
Furnace/Utility Room
4pc Ensuite bath

Basement
Basement
Basement

14`2" x 20`1"
9`1" x 12`5"
7`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0011251

Zoning:
R-1

Remarks

Pub Rmks: **A beautiful 2 story home with a walk out to grade legal suite in one of Calgary's nicest communities. The house has 4 bedrooms and 6 bathrooms. The living room in basement can be used as the 5th bedroom. The 4 bedrooms are all with ensuite bathrooms. Each bedroom is separated by the cabinet or bathroom, therefore it will be not bothered by the noise from the other bedroom. There are 2 kitchens, 2 set of washers and dryers. 2 refrigerators. The walkout basement has two separate doors walking to the patio and the backyard. Newly carpets and water proof laminate flooring are recently upgraded (2024). Owners upgraded a new garage door, a big water tank and the outside steps with the handrail in the recent years. Stepping the front is the wraparound porch with great space. Entering the home, you will see a huge dining room. Following the open plan kitchen featured with granite counter, an electric stove (gas stove connect tube at the back of the stove, can be used for gas stove as well), hardwood floors, you can view the backyard scenery from the breakfast dinning space. The big window gives the great family room bright sight. The master suite upstairs has 5 piece ensuite bath and a roomy walk-in closet, part of the mountain views can be seen from the window of the master room. A large bonus/office area. Another two ensuite bedrooms in the upper floor. The legal suite in the walkout basement, there is a large family room featured with a gas fireplace. the 4th ensuite bedroom, and a kitchen featured with a refrigerator and the second set of washer and dryer. Walking down to backyard from the front, the stairs with handrails was recently built. The south-facing back deck with a lower patio, fenced, treed, private yard with sprinkles in outdoor space. There is a network of paths leading to Griffith Woods Park. A playground and park across the street. Welcome to Discovery Ridge. The schools for Discovery Ridge are: Griffith Woods School (K-9) Central Memorial High School(10-12; AP10-12). Welcome to show!**

Inclusions: **the washer/dryer stacked the electric stove, and the refrigerator in the basement**

Property Listed By: **Homecare Realty Ltd.**

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