



THE A-TEAM

RE/MAX FIRST

47 DISCOVERY RIDGE Circle, Calgary T3H 5T8

MLS®#: A2161921 Area: Discovery Ridge Listing Date: 08/31/24 List Price: \$915,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Finished Floor Area: 2,373 sqft
Lot Information: Lot Sz Ar: 5,521 sqft, Lot Shape:
Access: Back Yard, Front Yard, Lawn, Landscaped, Treed
Lot Feat: Double Garage Attached
Park Feat:

DOM

18
Layout:
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking:
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Int Feat: Breakfast Bar, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Breakfast Nook, Dining Room, Laundry, 4pc Ensuite bath, Bedroom, Bonus Room, Living Room, 2pc Bathroom, Bedroom - Primary, Bedroom, 4pc Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0510376**

Zoning:  
**R-1**

Remarks

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Pub Rmks: **Wow this is the one you have been waiting for and it is move in ready! Fantastic well cared for home that is on a spacious lot across from the playground and Griffiths WOODS PARK! Beautiful layout including a Formal dining space, Grand entrance with lots of natural light throughout the home! The Open Concept living room, dining and Kitchen are ideal for family living and hosting guests! Extensive counter and cabinet space! The lovely eat in nook is perfect as it allows access to your beautiful spacious yard and relaxation zone. The main floor features a half bath, pantry and laundry area! The upper level is Fantastic, including staircase lighting, Head up to a very spacious Primary with his and her closets, large spa like en-suite and lots of natural light! The additional bedrooms and shared upper bathroom are both ideal for queen sets or Kids room and are generous in size! Additonal flex room/Bonus Room provides many options for use. The basement is unfinished and awaiting future development! The home features a newer roof,eves and soffits! Prime location at am attractive price! Ideal location walking and amenities footsteps away! So close to all shopping, highway and Stoney Trail with out any noise!**

Inclusions: n/a  
Property Listed By: **RE/MAX iRealty Innovations**

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