



THE
A-TEAM

**RE/MAX
FIRST**

254 DISCOVERY RIDGE Way, Calgary T3H5S9

MLS®#: **A2162590** Area: **Discovery Ridge** Listing Date: **09/04/24** List Price: **\$1,149,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,493**
 Low Sqft:
 Ttl Sqft: **2,493**

DOM

14
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None,Other**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`11" x 13`6"
Living Room	Main	14`4" x 14`6"
Laundry	Main	11`6" x 7`1"
Den	Main	11`11" x 8`10"
Bedroom - Primary	Upper	15`8" x 13`9"
Walk-In Closet	Upper	10`3" x 4`8"

Room	Level	Dimensions
Dining Room	Main	13`0" x 10`0"
Family Room	Main	13`4" x 13`0"
2pc Bathroom	Main	9`5" x 4`11"
Spice Kitchen	Main	13`6" x 4`6"
5pc Ensuite bath	Upper	10`7" x 8`3"
Walk-In Closet	Upper	9`1" x 4`4"

Bedroom	Upper	11`4" x 12`9"	Bedroom	Upper	15`3" x 11`0"
Bedroom	Upper	11`5" x 14`2"	4pc Bathroom	Upper	7`10" x 7`2"
Game Room	Lower	29`10" x 13`5"	Bedroom	Lower	14`9" x 11`11"
Furnace/Utility Room	Lower	10`5" x 13`10"	Bedroom	Lower	10`4" x 8`2"
3pc Bathroom	Lower	7`7" x 8`0"	Other	Lower	8`10" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0410929**

Zoning:
R-1

Remarks

Pub Rmks: **Discover the captivating allure of this exquisite two-storey home nestled in the sought-after Discovery Ridge neighborhood. Meticulously renovated by Destiny Build, this residence showcases an array of upgrades and premium finishes. With 6 bedrooms and 4 bathrooms spread across 3,784 square feet of developed living space, this home offers abundant room for your family. Each member can relish their own private haven while still enjoying ample shared areas for cherished moments together. Step inside and be immediately enchanted by the modern glass staircase and the ambiance of the bright family room. Seamlessly connected to the adjacent dining room, it sets the stage for hosting gatherings and entertaining guests. Throughout the main level, stunning engineered hardwood flooring offers elegance and durability. Oversized vinyl windows beautifully appointed with custom shutters draw in plenty of light while ensuring privacy. The kitchen takes center stage, beautiful craftsmanship, quartz countertops, and 9-foot ceilings that create an airy and sophisticated atmosphere. High-end stainless-steel appliances blend seamlessly into the space, while a concealed butler's kitchen adds convenience and refinement. A built-in breakfast nook offers the perfect spot to savor a cup of coffee, and the open layout effortlessly connects the kitchen, breakfast nook, family room, and laundry room, creating an ideal space for entertaining or quality time with loved ones. Ascending to the second floor, you'll discover four generously-sized bedrooms, each providing picturesque views of the surrounding landscape through large windows. The master suite serves as a serene sanctuary, featuring his and hers walk-in closets for abundant storage. The master ensuite is a true retreat, complete with a spacious soaking tub and a beautiful shower, providing the perfect respite to unwind after a long day. Venturing to the lower level, you'll find a spacious and versatile area thoughtfully designed for entertainment and relaxation. The expansive rec room, with a stylish built-in bar area awaits. Additionally, the lower level offers a generously-sized bedroom along with a three-piece bathroom and an additional bedroom/playroom with a custom-built playhouse, perfect for lively gatherings and endless family fun. Noteworthy features of this home include a fully finished attached double car garage, providing secure parking and ample storage. The backyard serves as a serene and private oasis, with thoughtful landscaping and a well-designed layout, it offers a versatile space, from summer barbecues to unwinding amidst nature's tranquility. Nearby Griffith Woods Park and the tranquil Elbow River provide abundant opportunities for outdoor exploration and a deep connection with nature. The area is also renowned for its excellent private and public schools, guaranteeing a top-tier education for your children. Don't miss this one—schedule a viewing today and start the next chapter of your life in Discovery Ridge!**

Inclusions:
 Property Listed By: **Gas range in spice kitchen, hood fan in spice kitchen, kitchen bench cushions (two sets - blue and white leather)**
Royal LePage Benchmark

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