



THE
A-TEAM

**RE/MAX
FIRST**

130 DISCOVERY Drive #34, Calgary T3H 6E9

MLS® #: **A2164035** Area: **Discovery Ridge** Listing Date: **09/09/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **1,733 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,228**
 Low Sqft:
 Ttl Sqft: **2,228**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Lawn,No Neighbours Behind,Landscaped,Level,Many Trees,Underground Sprinklers,Private,Views,Wooded**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

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

Construction: **Brick,Cement Fiber Board,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`2" x 14`8"
Great Room	Main	15`9" x 14`3"
Office	Main	6`2" x 4`8"
Bedroom - Primary	Second	14`8" x 12`0"
Bedroom	Second	11`0" x 10`0"
4pc Bathroom	Second	9`11" x 5`3"

Room	Level	Dimensions
Dining Room	Main	11`0" x 10`5"
Other	Main	5`8" x 5`2"
Balcony	Main	21`4" x 7`3"
5pc Ensuite bath	Second	13`6" x 10`1"
Bedroom	Second	11`0" x 10`1"
Laundry	Second	5`9" x 5`5"

Foyer
3pc Bathroom
Furnace/Utility Room

Lower
Lower
Basement

8`5" x 5`6"
7`8" x 5`5"
10`0" x 5`2"

Mud Room
Exercise Room

Lower
Basement

11`5" x 5`9"
15`0" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: 2210688

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPT 15, 1-4PM. JUST LISTED in DISCOVERY RIDGE! Want to live in an amazing new complex, BACKING GREENSPACE & POND, NO NEIGHBOURS BEHIND, WALKOUT LOWER LEVEL, with AMAZING VIEWS, then this is it! ORIGINAL OWNERS in this incredible property. Fully finished 3 storey and EXECUTIVE FINISHINGS throughout including HIGH 9' CEILINGS, wide open floor plan, MASSIVE WINDOWS, REVERE PEWTER COLOURED CEILING HEIGHT CABINETRY, luxury vinyl plank flooring, quartz countertops, COFFEE BAR AREA, huge pantry, massive island, BUILT-IN OVEN & MICROWAVE, 5 BURNER GAS STOVETOP, main floor office area, gas fireplace, & huge mudroom. WIDE LVP STAIRCASE leads to the upper level with, 9' CEILINGS, 3 large bedrooms ALL WITH VAULTED CEILINGS, including the king sized primary, beautiful 5 PCE ensuite with FLOATING VANITY, separate OVERSIZED TILED SHOWER, free standing tub, walk-in closet, 4 PCE spare bathroom, & laundry area with cabinets. The lower WALKOUT level is beautifully finished with a cozy recreation area or use as a home gym! The HEATED DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks and is beautifully finished with polyaspartic floor coating. So many extras in this home - CENTRAL AIR CONDITIONING, high efficient furnace, TANKLESS HOT WATER HEATER, 8' interior SOLID CORE doors, FLAT FINISHED ceilings, pot lights, soft close drawers, under cabinet lighting, MDF shelving, underground sprinklers, the list goes on and on! \$899,900. This property is priced to sell and will not last long!**

Inclusions: N/A
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











