



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 DISCOVERY Drive, Calgary T3H 6A2**

MLS®#: **A2172271**      Area: **Discovery Ridge**      Listing **10/10/24**      List Price: **\$2,199,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$101k, 03-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **6,210 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,331**  
 Low Sqft:  
 Ttl Sqft: **3,331**

DOM

**43**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Gentle Sloping,Interior Lot,No Neighbours Behind,Reverse Pie Shaped Lot,Landscaped,Private,Rectangular Lot,Sloped Down Parking Pad,Triple Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Garage Control(s),Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room             | Level | Dimensions     |
|------------------|-------|----------------|
| 2pc Bathroom     | Main  | 5`11" x 4`11"  |
| Foyer            | Main  | 6`10" x 10`8"  |
| Living Room      | Main  | 16`10" x 12`1" |
| Office           | Main  | 12`6" x 10`8"  |
| 5pc Ensuite bath | Upper | 16`5" x 16`1"  |
| Bedroom          | Upper | 12`10" x 12`8" |

| Room         | Level | Dimensions      |
|--------------|-------|-----------------|
| Dining Room  | Main  | 20`2" x 13`4"   |
| Kitchen      | Main  | 16`10" x 19`11" |
| Mud Room     | Main  | 16`9" x 6`4"    |
| 4pc Bathroom | Suite | 4`11" x 10`11"  |
| Bedroom      | Upper | 12`10" x 12`11" |
| Bedroom      | Upper | 13`3" x 10`3"   |

**Bonus Room**  
**Bedroom - Primary**  
**4pc Bathroom**  
**Game Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**21`2" x 16`4"**  
**15`5" x 13`11"**  
**8`8" x 6`6"**  
**35`5" x 24`9"**

**Laundry**  
**Walk-In Closet**  
**Bedroom**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**11`0" x 7`5"**  
**14`7" x 12`11"**  
**12`5" x 11`9"**  
**17`0" x 11`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**1810359**

Zoning:  
**R-1s**

Remarks

Pub Rmks:

**Enjoy Nature at your Doorstep in this Absolutely Stunning Two-Storey Estate Home built in 2019 with Fully Finished Walk-out Basement, Triple Attached Garage and Backing Directly onto Griffith Woods Park in a Quiet Cul-de-sac Enclave of Discovery Ridge. This home was built to feature the south skyline & forested views from the south exposed rear lot on all three levels and will be sure to impress! As you enter this lovely home you are greeted by the grand foyer with a large front wooden door and beautiful wide planked engineered hardwood flooring thru-out. An executive-sized office with glazed french doors is just off the front entrance and offers convenience and privacy from the rest of the home. From there you are lead to the well-lit dining room which is perfect for large family gatherings and/or those who like to entertain, comes with a designer chandelier and views out the patio doors that lead you to the rear deck which over looks the backyard and forested Griffith Woods Park. The open concept kitchen features a huge island with bar seating, quartz countertops, shaker style soft close cabinetry, stainless steel appliances including a gas range, built in oven and microwave, plus a walk-thru butler pantry to the mud room off the triple attached garage. The rear living room off the kitchen features spectacular views of the park and skyline out it's many large windows, which also features remote controlled window coverings, a cozy gas fireplace and soaring 20' ceilings open to the bonus room, which gives this a truly special feeling of home. The upper level has brand new carpet and contains 4 large bedrooms, a huge bonus room which over looks the rear of the property offering great views out, a large laundry room and features a primary bedroom retreat with south views of Griffith Ponds, a luxurious ensuite bathroom with soaker tub, oversized shower and a dream walk-in closet. The basement has also been professional finished and is wide open for your many activities, plus features another large guest bedroom and full bathroom. The yard is flat and great for kids and pets and has great access out the rear to the parks and paths. Many more additional features including lots of storage thru-out, 2 AC units, and all the bells and whistles expected of a home built in 2019. Don't miss this rare opportunity, call your favorite Realtor today to view!**

Inclusions:  
 Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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













