



THE
A-TEAM

**RE/MAX
FIRST**

412 412 DISCOVERY PL SW Place, Calgary T3H 6A2

MLS®#: **A2172490**

Area: **Discovery Ridge**

Listing Date: **10/10/24**

List Price: **\$1,368,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,510 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,052**

Low Sqft:

Ttl Sqft: **3,052**

DOM

8

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,Backs on to Park/Green Space,Garden,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner**

Int Feat: **Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	14`4" x 7`7"	2pc Bathroom	Main	4`10" x 5`0"
Den	Main	10`3" x 9`1"	Mud Room	Main	12`9" x 6`8"
Storage	Main	5`1" x 4`6"	Pantry	Main	7`10" x 7`0"
Kitchen With Eating Area	Main	16`2" x 18`4"	Dining Room	Main	12`8" x 11`9"
Living Room	Main	17`3" x 15`7"	Bedroom - Primary	Upper	15`0" x 14`3"
Walk-In Closet	Upper	9`9" x 6`8"	Walk-In Closet	Upper	12`4" x 6`10"
6pc Ensuite bath	Upper	12`2" x 10`1"	Laundry	Upper	11`1" x 5`11"

Bedroom Upper 13`3" x 11`0"
5pc Bathroom Upper 11`0" x 5`4"
Bonus Room Upper 18`4" x 15`11"
4pc Bathroom Basement 9`9" x 5`7"
Bedroom Basement 12`11" x 11`0"
Storage Basement 13`0" x 12`1"

Bedroom Upper
Bedroom Upper
Game Room Basement
Bedroom Basement
Walk-In Closet Basement

11`0" x 10`11"
 13`0" x 11`2"
 25`5" x 16`6"
 13`5" x 11`0"
 5`3" x 4`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple CITY OF CALGARY
 Legal Desc: 1810359

Remarks

Pub Rmks: **Rare opportunity! Welcome to this rare and exceptional first home owner estate home in Discovery Ridge! Close to Griffith Woods Park really big and new condition with well maintained. featuring around finished 4000 sq with numerous high-end upgrades. Big primary bedroom with his and hers walk in closet bring you more space for daily life, 4 bedrooms upstairs and additional really big bonus room, another 2 bedrooms in basement and large recreation room offer lots of space satisfied all your needs. Minutes drive to West Hills shopping, and a host of other amenities, this home truly is the perfect place to call your next home.**

Inclusions: **kids slide and swing**
 Property Listed By: **Century 21 Bravo Realty**

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











