



206 DISCOVERY RIDGE Way, Calgary T3H 5G2

MLS®#: **A2180693** Area: **Discovery Ridge** Listing Date: **12/05/24** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **5,930 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,173**
 Low Sqft:
 Ttl Sqft: **2,173**

DOM

16
Layout
 Beds: **4 (3 1)**
 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,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Street Lighting,Private,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 10`11"
Kitchen	Main	12`11" x 12`5"
Breakfast Nook	Main	9`5" x 6`0"
Foyer	Main	8`4" x 6`0"
Mud Room	Main	8`5" x 6`0"
Bedroom - Primary	Second	21`11" x 12`6"

Room	Level	Dimensions
Family Room	Main	18`4" x 12`11"
Dining Room	Main	12`11" x 7`11"
Pantry	Main	3`11" x 3`11"
Den	Main	11`4" x 9`5"
2pc Bathroom	Main	4`10" x 3`8"
Other	Second	9`6" x 6`0"

Walk-In Closet	Second	7`3" x 5`9"	5pc Ensuite bath	Second	12`7" x 8`6"
Bedroom	Second	11`3" x 10`1"	Bedroom	Second	11`0" x 10`7"
4pc Bathroom	Second	7`7" x 4`10"	Game Room	Basement	20`4" x 11`10"
Bedroom	Basement	10`3" x 9`0"	3pc Ensuite bath	Basement	10`0" x 6`8"
Flex Space	Basement	8`2" x 6`0"	Laundry	Basement	7`6" x 5`8"
Furnace/Utility Room	Basement	22`0" x 11`4"	Other	Basement	8`1" x 3`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
 Legal Desc: **0211363**

Remarks

Pub Rmks: **This IMMACULATE 2 Storey HOME has 2995.97 of Development w/DOUBLE ATTACHED GARAGE, 4 Bedrooms, 3 ½ Bathrooms (incl/2 EN-SUITES), + 2 Decks, on a 5930 Sq Ft LOT in the Community of DISCOVERY RIDGE!!! GREAT Curb Appeal w/Trees (Spruce/Pine/Choke Cherry/Ornamental Crab Apple/Lilacs/Nine Bark), + Landscaping. Entering, you are greeted by the 17'11" Ceiling open to above, a Curved Wooden Staircase, Maple HARDWOOD Flooring, Updated Light Fixtures, + Neutral Colour Tones throughout. The 9' Ceilings on the main level give a SPACIOUS feel, + LARGE windows give NATURAL LIGHT. The Living room, + Dining Room are PERFECT for those dinners w/FAMILY, + FRIENDS around the table as you make MEMORIES together. The Kitchen to the Family room flow promotes ENTERTAINING or Big Gatherings. The Kitchen has Maple Cabinetry, SS Appliances, Tiled Backsplash, GRANITE Countertop, an Island w/Breakfast Bar, + a Corner Pantry. The Breakfast Nook will host Conversations, + Laughter w/LOVED ONES or a Romantic Candlelight Dinner. Patio doors lead out to the Deck. The Family Room has a Gas Fireplace to keep warm on those chilly nights as you cuddle up on the couch w/blanket or read a book, + a BUILT-IN Bookcase incl/Shelving. The Den/Office has options making it easy to work from home, a 2 pc Bathroom, + the Mud Room (Washer/Dryer Hookups behind the false wall) right off the garage door making it CONVENIENT to carry in groceries. The Grand Staircase takes you up to the upper carpeted floor where there is the Primary Bedroom w/Sitting Room, a WALK-IN Closet incl/BUILT-IN Shelving, + a 5 pc EN-SUITE w/Dual Sinks, Soaker Tub, Standing Glass Shower, + Water Closet. There is a 4 pc Bathroom, a 2nd, + 3rd Good-Sized Bedrooms. In the carpeted Full Basement are the COFFERED ceiling, GORGEOUS Wooden FEATURE walls, + BARN Doors making this a UNIQUE, + a COZY area for everyone. There is a Recreation Room for Movie/Game Nights, a Flex Room, a 4th Bedroom for GUESTS or teenagers (Legal Egress Window), a 3 pc EN-SUITE Bathroom, a Laundry Room w/Industrial Sink, + LG Washer/Dryer, an Electrical Room, + a Utility Room (STORAGE) incl/New Furnace (Dec 10/2024) w/Full Warranty, Power Humidifier, + 2 H2O Tanks. There is so much STORAGE in this HOME!!! In the AMAZING Irrigated Backyard, you have 2 Decks for sitting outside taking in the SUNSHINE or morning coffee & star gazing at night. There is PRIVACY, + retaining walls giving dimension to this Lot, a GARDEN area (check out the 3 summer photos!) making this Backyard an OASIS to RELAX in. As you UNWIND after a long day, you can host BBQs. Discovery Ridge has Programs/Events w/Community Centre for all ages. GRIFFITH WOODS PARK-an ENVIRONMENT RESERVE w/White Spruce Forest (230 ACRES), + Natural Wetlands. Wade in the ELBOW RIVER or use PATHWAYS for Biking/Hiking/Rollerblading/Running/Horseback Riding. SHOPPING, SCHOOLS, RESTAURANTS, + RECREATION are all close by. Access is Stoney Tr, Hwy 46, + Hwy 8. Book a showing TODAY!!!**

Inclusions: **Alarm System without contract, 4 Ceiling Fans, Central Vacuum with Attachments, Draperies, Garage Door Opener with 2 Remote Controls, Roll Down Blinds, Venetian Blinds, Workbench in Garage**

Property Listed By: **RE/MAX House of Real Estate**

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











