



THE
A-TEAM

**RE/MAX
FIRST**

432 DISCOVERY RIDGE Bay, Calgary T3H 5X6

MLS®#: **A2181851** Area: **Discovery Ridge** Listing Date: **12/10/24** List Price: **\$1,595,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **6,727 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,975**
 Low Sqft:
 Ttl Sqft: **2,975**

DOM

11
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Landscaped,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized**
 Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Garden,Lighting**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	22`0" x 16`0"	Dining Room	Main	14`0" x 12`0"
Living Room	Main	19`0" x 16`0"	Family Room	Lower	27`10" x 18`4"
Foyer	Main	14`0" x 9`4"	Den	Main	12`0" x 12`0"
Flex Space	Lower	12`3" x 11`4"	Laundry	Main	14`9" x 9`2"
Storage	Lower	18`4" x 9`4"	Furnace/Utility Room	Lower	12`7" x 8`7"
Other	Lower	16`9" x 9`0"	Bedroom - Primary	Upper	19`10" x 14`6"
Bedroom	Upper	10`10" x 10`1"	Bedroom	Upper	12`6" x 12`0"
Bedroom	Upper	12`0" x 12`0"	Bedroom	Lower	11`5" x 10`10"
2pc Bathroom	Main	5`4" x 4`9"	3pc Bathroom	Lower	12`2" x 5`4"

5pc Bathroom

Upper

8`4" x 8`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

19`3" x 13`4"

Title:
Fee Simple
Legal Desc:

0510376

Zoning:
R-G

Remarks

Pub Rmks:

****OPEN HOUSE Sat. Dec. 14th 1-4PM** 2 STOREY WALKOUT WITH HOTTUB I MOUNTAIN VIEWS I OVER 4,400 sqft OF DESIGNER LIVING SPACE I OVER \$400,000 RENOVATION I CORNER LOT I STEPS TO GRIFFITH WOODS I CUL-DE-SAC LOCATION! Stunning designer inspired fully finished walkout with all the bells & whistles on a large corner lot within a quiet cul-de-sac. Outstandingly located within this nature-loving community with mountain views & tranquil treed walking paths leading to Griffith Woods Park, steps to the community tennis courts & the skating rink for endless outdoor recreation. Then come home to a quiet sanctuary, meticulously crafted to be both beautiful & functional. Soaring ceilings, designer details & gleaming hardwood floors immediately impress upon entry. The incredible staircase splits off the foyer & the main living spaces, so convenient & unique! The living room invites relaxation in front of the fireplace surrounded by built-ins while the coffered ceilings add a dramatic flair. Inspiring culinary creativity, the kitchen is a chef's dream featuring quartz countertops, full-height cabinets, high-end appliances, a gas stove, a smart fridge & a massive island for everyone to gather around. The walk-through pantry leads to the huge mudroom with convenient laundry & handy built-ins to store away jackets, bags & shoes - so functional! Host more formal meals in the beautiful dining room with elegant lighting & timeless wainscoting. Taking up almost the entire wall of the front den, the huge window streams in natural light creating the perfect space for work or study. Retreat at the end of the day to the indulgent primary bedroom on the upper level complete with a generous size to accommodate king-sized furnishings, an oversized window, built-in speakers, a custom walk-in closet & a lavish 5-piece ensuite boasting dual sinks, a huge rain shower & a separate soaker tub. 3 more bedrooms are on this level along w/another 5-piece bath! Convene in the family room in the finished walkout basement & enjoy movies & games nights around the 2nd fireplace. Easily grab drink/snack refills at the pub-style wet bar with a raised eating bar, a bar fridge & a dishwasher, no need to haul dishes up and down the stairs! A 5th bedroom is perfect for the older child, extended family or guests w/access to the adjoining flex room for a private place to unwind. The tucked-away playroom under the stairs is so cute! Walk out to the lower patio and take a rejuvenating dip in the included hot tub. Central air conditioning ensures your comfort in any season while built-in speakers allow you to set the mood for any occasion. Step out of the main floor deck w/a retractable awning to enjoy your summer barbeques & ample space for a fire table. Gemstone lighting further adds to the allure of these incredible outdoor spaces. Oversized insulated and heated garage rounds out this stunning property. Ideally located close to golf, Westhills, Aspen Landing, West Side Rec Centre, Ernest Manning & private schools. Hot Tub & Accessories, Awning, Garage Heater, Built-in Speakers, All Attached TV's, Trampoline, Gemstone Lighting, Mirror in front foyer
RE/MAX Realty Professionals**

Inclusions:
Property Listed By:

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













