



THE
A-TEAM

**RE/MAX
FIRST**

254 DISCOVERY RIDGE Way, Calgary T3H 5S9

MLS®#: **A2182754**

Area: **Discovery Ridge**

Listing Date: **12/08/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **557 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,493**

Low Sqft:

Ttl Sqft: **2,493**

DOM

76

Layout

Beds: **6 (4 2)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **No Neighbours Behind, Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`8" x 13`9"	Bedroom	Second	11`4" x 12`9"
Bedroom	Second	15`3" x 11`0"	Bedroom	Second	11`5" x 14`2"
5pc Ensuite bath	Second	10`7" x 8`3"	4pc Bathroom	Second	7`10" x 7`2"
Bedroom	Basement	14`9" x 11`11"	3pc Bathroom	Basement	7`7" x 8`0"
Kitchen	Main	11`11" x 13`6"	Living Room	Main	14`4" x 14`6"
Family Room	Main	13`4" x 13`0"	Spice Kitchen	Main	13`6" x 4`6"
Den	Main	11`11" x 8`10"	Bedroom	Basement	10`4" x 8`2"

Title:
Fee Simple
Legal Desc:

0410929

Zoning:
R-G

Remarks

Pub Rmks: **Discover your dream home in this exquisite 4+2 bedrooms, 4-bathroom masterpiece, complete with a front double-attached garage, all nestled in a tranquil, family-friendly neighborhood. This thoughtfully designed property perfectly blends luxury, functionality, and comfort, meeting all the needs of modern living. Upon entering, you're welcomed by a den on the main floor, ideal for a home office, study, or quiet retreat. The heart of the home features an expansive open-layout kitchen, meticulously crafted for culinary enthusiasts. It boasts high-end stainless steel built-in appliances, premium cabinetry, and a spacious island that facilitates seamless meal preparation and family gatherings. Additionally, the dedicated spice kitchen allows you to whip up flavorful meals without compromising the elegance of the central kitchen. Every detail of this home has been curated with functionality and luxury in mind. Professionally installed window coverings add style and privacy, while engineered hardwood floors flow throughout the main level, leading to a modern glass staircase. As you ascend to the upper floor, you'll find a luxurious primary suite that exudes comfort and elegance. The 5-piece ensuite bathroom features a rejuvenating soaker tub, a walk-in shower, and a double vanity, providing a spa-like experience. Three additional generously sized bedrooms, each carefully designed for comfort, are perfect for family members or guests, and a 4-piece bathroom on this level ensures convenience and practicality for all. The fully finished basement is a versatile haven with a spacious family area, an additional 2 bedroom, and a beautifully designed 3-piece bathroom. A stylish bar area enhances the entertainment value, making it ideal for hosting gatherings or enjoying relaxing movie nights. Situated in a quiet neighborhood with a school nearby, this home is perfect for families seeking both convenience and community. With its thoughtful design, premium finishes, and unbeatable location, this property perfectly balances luxury and practicality. Whether you are enjoying the serenity of having no rear neighbors, entertaining in the open kitchen, or relaxing in the spa-inspired ensuite, this home is a true sanctuary for you and your loved ones. Don't miss this opportunity to make this gem yours in the surrounding nature of Discovery Ridge.—call your Realtor to book a showing!**

Inclusions: **N/A**
Property Listed By: **Creekside Realty**

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











