



THE
A-TEAM

**RE/MAX
FIRST**

74 DISCOVERY Heights, Calgary T3H 4Y6

MLS®#: **A2185837**

Area: **Discovery Ridge**

Listing Date: **01/27/25**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,588**
Low Sqft:
Ttl Sqft: **1,588**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Few Trees,Street Lighting**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Cedar,Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`5" x 12`3"
Bedroom	Second	11`6" x 9`9"
Kitchen	Main	10`6" x 10`6"
Office	Main	10`6" x 8`7"
2pc Bathroom	Main	8`11" x 4`10"
Game Room	Basement	22`11" x 15`3"
Furnace/Utility Room	Basement	23`10" x 13`11"

Room	Level	Dimensions
Bedroom	Second	11`11" x 11`7"
Living Room	Main	13`5" x 12`2"
Dining Room	Main	10`2" x 6`9"
Laundry	Main	8`11" x 5`10"
4pc Bathroom	Upper	7`11" x 4`10"
4pc Ensuite bath	Second	10`7" x 9`10"

Condo Fee:
\$526

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d39

Legal Desc: **0012843**

Remarks

Pub Rmks: **Open House, Saturday, March 8, from 12:00 - 3:00 pm. LARGE TOWNHOUSE IN DESIRABLE DISCOVERY RIDGE: Private, treed location adjacent to walking trails to the Griffin Park Environmental Reserve and Elbow River with all the amenities of Discovery Ridge, which include tennis courts, a hockey rink and soccer field, skating rink and a shopping area. The home has over 2100 square feet of living space with 3 large bedrooms upstairs and an ensuite and walk-in closet to the Master bedroom, plus another full bathroom. The main floor living room features a cozy gas fireplace, The adjacent open kitchen and dining area has all new kitchen appliances, plenty of cupboard space, a center island, eating bar, access to the deck and private, treed, back yard. Also on the main floor is an office space facing the front of the home and 1/2 bathroom. Downstairs has a large developed area available for a gym, home theater etc. and has bright full sized windows to the back yard. Recent upgrades include brand new vinyl flooring on all three floors, a brand new refrigerator, and a range, dishwasher, and hot water tank all new within the past 3 years. The two car garage is attached with two parking spaces outside. Easy 20 minute drive to downtown, quick access to Stoney Trail, Glenmore Trail, Sarcee Trail, and Springbank. There is a shuttle bus at 69 St. to the Westhills Recreation Centre and the LRT. The property is professionally managed and well maintained, and includes snow removal, grass cutting, landscaping and waste disposal. A quiet nature lover's neighborhood with estate homes across the street. A great home for a family or a long term investment.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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





