

125 DISCOVERY Place, Calgary T3H 4N5

MLS®#:	A2186207	Area:	Discovery Ridge	Listing Date:	01/08/25	List Price: \$979,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information	-			DOM	
ор Туре:	Residential			2	
ıb Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1)
ar Built:	2001	Abv Sqft:	1,911	Baths:	3.5 (3 1)
<u>t Information</u>		Low Sqft:		Style:	2 Storey
t Sz Ar:	5,801 sqft	Ttl Sqft:	1,911		
t Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:				5	
t Feat:	Back Yard,Front Yard,Irregular Lot,Landscaped,Many Trees,Treed				
rk Feat:	Double Garage	Attached			

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Private Yard			Store Misseyers Used For Defringe	Construction: Mixed,Stone,Stucco Flooring: Carpet,Ceramic Tile,Viny Water Source: Fnd/Bsmt: Poured Concrete	l Plank	
			Stove,Microwave Hood Fan,Refrigera Double Vanity,Kitchen Island,Open Flo	•		
Room Living Room Dining Room 2pc Bathroom Bedroom - Prin Walk-In Closet Bedroom Family Room	mary	Level Main Main Main Upper Upper Upper Basement	Dimensions 15`6" x 14`10" 13`6" x 9`6" 5`7" x 4`8" 13`11" x 13`0" 5`4" x 5`2" 12`5" x 9`11" 14`5" x 13`4"	Room Kitchen Office Laundry 5pc Ensuite bath Bedroom 4pc Bathroom Game Room	<u>Level</u> Main Main Upper Upper Upper Basement	Dimensions 14`2" x 13`9" 11`11" x 10`8" 8`11" x 5`8" 10`6" x 8`3" 11`4" x 10`10" 8`3" x 4`10" 11`11" x 9`0"

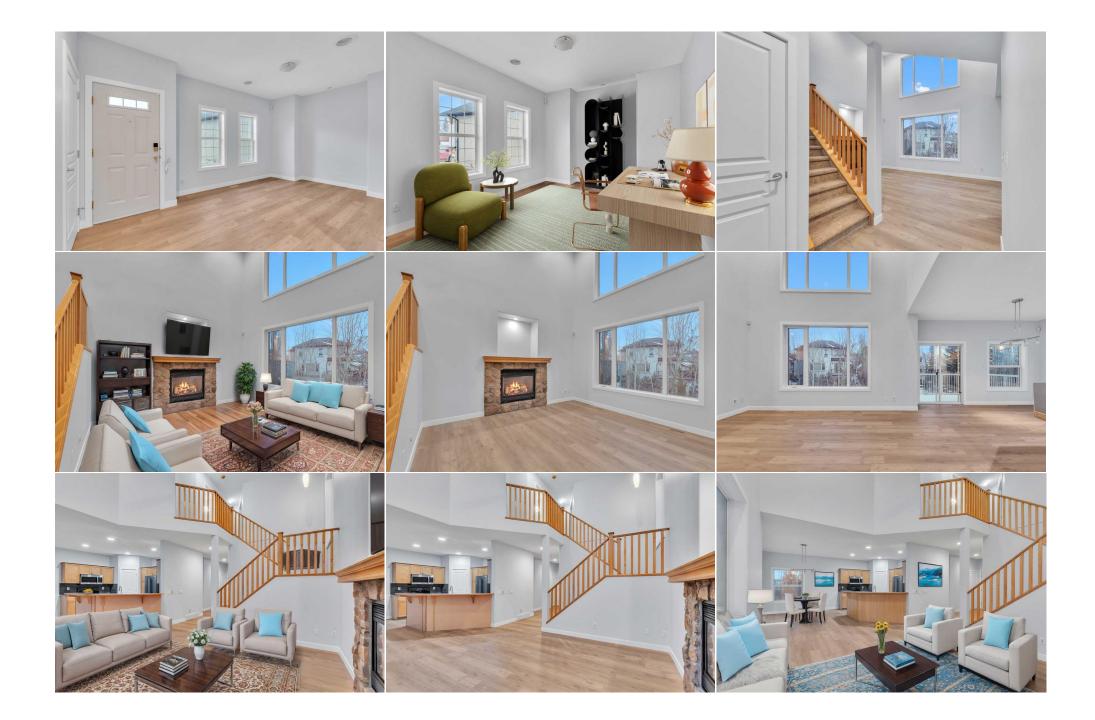
Other Walk-In Closet	Basement Basement	8`4" x 5`4" 5`0" x 4`9"	Bedroom 4pc Bathroom Legal/Tax/Financial	Basement Basement	10`9" x 10`0" 7`9" x 4`8"			
Title: Fee Simple Legal Desc:	0010828	Zoning: R-G	Remarks					
Pub Rmks: Inclusions: Property Listed By:	Remarks ~~OPEN HOUSE, JAN 11 & JAN 12 from 1pm-3pm~~ Undeniably, a rare opportunity to own within the quiet and highly sought-after community of Discovery Ridge, Calgary. Come enjoy this well-maintained, MOVE-IN ready home, with a WALK-OUT basement, the property has been FRESHLY PAINTED, and with BRAND NEW FLOORING of either Luxury Vinyl Plank or Carpet - seen in all 3-levels! You are greeted with a large den/designated office space and welcomed with a soaring 'opento-above' feature located in the living great room - offering views of a serene treed lot picturesque backdrop! This bright open-concept layout offers a functional kitchen with plenty of counter space, stainless steel appliances, a corner pantry, and a central island that doubles up as a breakfast bar. The adjacent dining area is accompanied by large windows and direct access to your sunrise east-facing 14"3 x 7"7 deck, optimizing maximum natural light exposure. The main-floor is complete with a convenient 2-pc powder room, main-floor laundry with sink, and direct access to a double attached garage via front mudroom. The top-floor consists of an impressive primary bedroom with it's very own 5-pc ensuite, enclosed walk-in closet with built-in shelving, two additional generously sized bedrooms, and 4-pc bathroom! The basement walk-out level is spacious & comfortable! You'll find an additional family/entertainment room, the 4th bedroom, another 4pc bathroom, and a custom mini-bar with bar fridge, and a unique built-in wine cellar collection! Exactly what you need for utilization of the current space! FEATURES: Roof replaced 2021 Large lot Private and landscaped yard, surrounded by a variety of green lush, mature trees/shrubs Gateway access to the Rocky Mountains/ Kananaskis Country 1 min access from Stoney & Glenmore Trail Downtown Calgary accessible in 15 mins! This property is situated in a quiet cul-de-sac, and only steps away from the sprawling 93 hectares of natural environm							

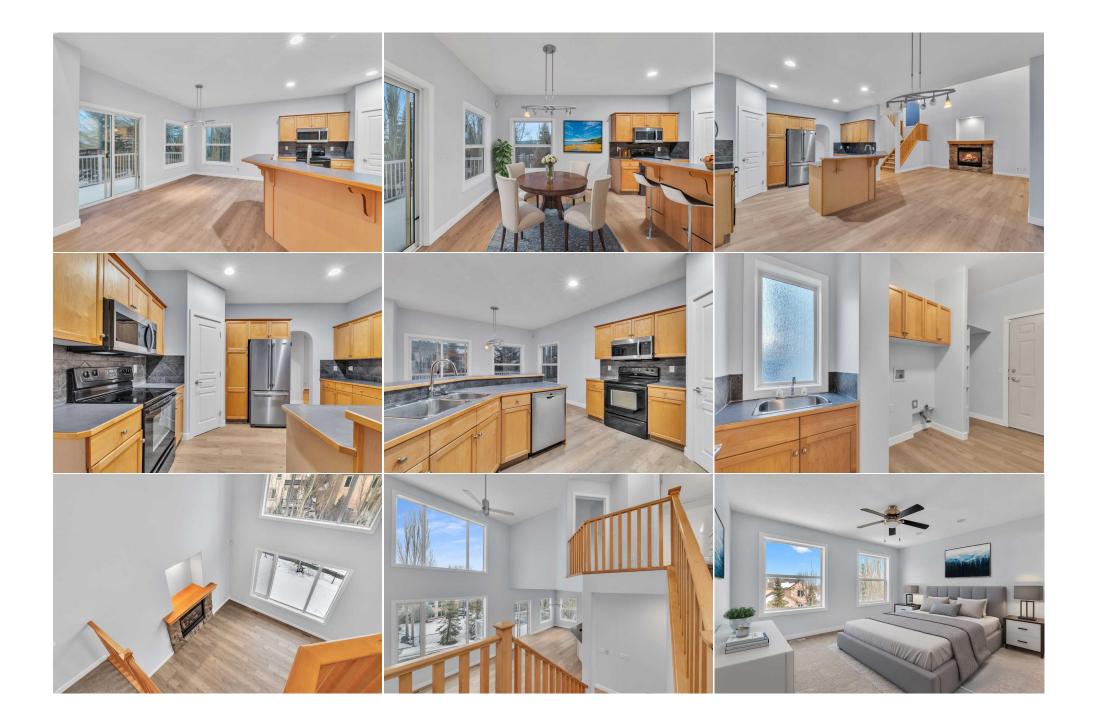
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























Stoney Trail

