



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **5,801 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,911**  
 Low Sqft:  
 Ttl Sqft: **1,911**

DOM

**2**  
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,Front Yard,Irregular Lot,Landscaped,Many Trees,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Mixed,Stone,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 14`10"
Dining Room	Main	13`6" x 9`6"
2pc Bathroom	Main	5`7" x 4`8"
Bedroom - Primary	Upper	13`11" x 13`0"
Walk-In Closet	Upper	5`4" x 5`2"
Bedroom	Upper	12`5" x 9`11"
Family Room	Basement	14`5" x 13`4"

Room	Level	Dimensions
Kitchen	Main	14`2" x 13`9"
Office	Main	11`11" x 10`8"
Laundry	Main	8`11" x 5`8"
5pc Ensuite bath	Upper	10`6" x 8`3"
Bedroom	Upper	11`4" x 10`10"
4pc Bathroom	Upper	8`3" x 4`10"
Game Room	Basement	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:

**~~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 'open-to-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 environment, also known as Griffith Woods Park. Quick access to top ranking schools, extensive paved pathways, urban shopping centers, trendy restaurants, and cafes. This home features an outstanding/unbeatable location, allowing for the perfect balance of City and Country life, don't delay and book your private showing today. Be sure to CHECK-out the virtual 3D tour!**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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









