



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**432 DISCOVERY RIDGE Bay, Calgary T3H 5X6**

MLS® #: **A2186528**      Area: **Discovery Ridge**      Listing Date: **01/09/25**      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: **624 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,975**  
 Low Sqft:  
 Ttl Sqft: **2,975**

DOM

**1**  
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
<b>Kitchen</b>	<b>Main</b>	<b>22`0" x 16`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 16`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>14`0" x 9`4"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>12`3" x 11`4"</b>
<b>Storage</b>	<b>Lower</b>	<b>18`4" x 9`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 12`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>27`10" x 18`4"</b>
<b>Den</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>14`9" x 9`2"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`7" x 8`7"</b>

<b>Other</b>	<b>Lower</b>	<b>16`9" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`10" x 14`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 10`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 12`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`5" x 10`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`9"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>12`2" x 5`4"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 8`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>19`3" x 13`4"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **0510376**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY JAN 11th 1:30pm-3:30pm 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 w/ 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 wainscotting. 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 w/o 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**  
 Inclusions:  
 Property Listed By: **RE/MAX Realty Professionals**

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











