



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 DISCOVERY RIDGE Heights, Calgary T3H 5T1**

MLS®#: **A2190470**      Area: **Discovery Ridge**      Listing Date: **01/27/25**      List Price: **\$1,175,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **6,662 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,426**  
 Low Sqft:  
 Ttl Sqft: **2,426**

DOM

**6**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Greenbelt,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,French Door,Granite Counters,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`3" x 13`5"	Kitchen	Main	12`6" x 12`0"
Den	Main	13`8" x 9`9"	Laundry	Main	6`2" x 5`1"
Mud Room	Main	11`11" x 4`6"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	15`11" x 13`1"	Bedroom - Primary	Upper	17`5" x 12`3"
Bedroom	Upper	10`7" x 10`1"	Bedroom	Upper	10`6" x 9`11"
Bedroom	Upper	11`0" x 11`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Game Room	Lower	22`5" x 12`10"

**Bedroom**  
**4pc Bathroom**

**Lower**  
**Lower**

**13`2" x 8`6"**  
**0`0" x 0`0"**

**Bedroom**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**  
**Lower**

**10`6" x 9`11"**  
**11`10" x 11`6"**

Title:  
**Fee Simple**  
Legal Desc:

**0410929**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**LOCATION ALERT! Perched on the ridge, backing the ravine, a path to the beaver pond, views to the south and the Tsuu T'ina hills - QUIET, PRIVATE & PEACEFUL! A 6700 sq ft lot, an exceptional landscaping package, your summer oasis, on one of Discovery's most desirable crescents, Discovery Ridge Heights - FANTASTIC. This 4 bedroom plus Bonus Room two storey offers 3,369 sq ft of living space over three levels, with a generous use of windows this home is bathed in the warmth of the sun with views overtop of the ravine. On the main you will find an open great room with maple hardwoods, 9' ceilings, ample windows, an open kitchen, dining space and a private den/home office at the entrance. The kitchen enjoys granite countertops, a center island breakfast bar, s/s appliances a generous dining space and direct access to your rear deck... WITH A VIEW! Upstairs, a large Bonus Room and 4 beds. The primary bedroom sits overtop of the ravine with expansive views to the south and a 5pc en suite with granite counters. The three additional beds are well-sized, two of which also enjoys views over the ravine. The lower level has been fully developed and features 9' ceilings, two additional bedrooms and a rec room... a place for the kids to romp. All of this on an exceptional lot, with a rundle stone patio and path to the rear gate, your little Canmore retreat in the city, and direct access to the ravine and the paths down to the pond and Griffith Woods.**

Inclusions:  
Property Listed By:

**Green house**  
**RE/MAX First**

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



















