



THE
A-TEAM

**RE/MAX
FIRST**

30 DISCOVERY RIDGE Way, Calgary T3H 5H7

MLS®#: **A2191008** Area: **Discovery Ridge** Listing Date: **01/30/25** List Price: **\$1,450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **6,673 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,878**
 Low Sqft:
 Ttl Sqft: **2,878**

DOM

3
Layout
 Beds: **5 (3 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,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot,Treed**

Park Feat:

Aggregate,Double Garage Attached,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Granite Counters,High Ceilings,No Smoking Home,Pantry,Recessed Lighting,Skylight(s),Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`4" x 25`4"
Kitchen	Main	12`8" x 16`6"
Office	Main	12`6" x 10`4"
Bedroom - Primary	Second	17`2" x 16`1"
Bedroom	Second	14`9" x 12`2"
5pc Ensuite bath	Second	11`9" x 12`1"

Room	Level	Dimensions
Dining Room	Main	12`3" x 13`8"
Breakfast Nook	Main	14`3" x 12`5"
2pc Bathroom	Main	4`7" x 7`1"
Family Room	Second	13`3" x 14`6"
Bedroom	Second	12`3" x 11`10"
3pc Bathroom	Second	19`3" x 5`0"

Family Room
Bedroom
Kitchen

Basement
Basement
Basement

18`11" x 25`4"
112`5" x 10`4"
12`6" x 6`1"

Bedroom
Dining Room
3pc Bathroom

Basement
Basement
Basement

14`6" x 13`8"
14`1" x 14`11"
7`4" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0213645

Remarks

Pub Rmks:

****OPEN HOUSE SAT, FEB 1ST, 1PM-3PM** PICTURESQUE RAVINE HOME! Pride of ownership shines throughout this stunning RENOVATED 5 bedroom home with MODERN finishings throughout, an OVERSIZED HEATED double garage, and located in highly sought after Discovery Ridge! The impressive UPDATES (2021/2022) include a major basement overhaul with a new kitchen/bar area with separate laundry and heated floors, SPA-LIKE BATHROOMS, high-end hardwood upstairs and on stair landings, gorgeous light fixtures & chandelier, modern light white paint theme, a new gas line for the outdoor Solus concrete fire bowl, a built-in wine rack, and loads more! This home features a luxurious CHEF'S kitchen with granite counters | PANTRY | VIKING 6-burner range, a bright and open layout with an excess of windows showcasing the ravine, a stunning backyard you will dream of, showcasing a SERENE NATURAL SETTING with lush landscaping, a HOT TUB, a large stone patio space, a multi-zone sprinkler system, and additional outdoor lighting. The main level welcomes you into a large vaulted entrance, where you walk in and discover the large living and dining areas, perfect for entertaining, a main floor office with access to the double-sided fireplace, the half bath and access to your backyard summer retreat! Upstairs will wow you, where you will find the beautiful primary bedroom with a large custom closet and the exquisite SPA-LIKE ensuite bath, a large BONUS ROOM area with a VAULTED CEILING, a full UPSTAIRS LAUNDRY ROOM, 2 more large bedrooms, and the other modernized full bathroom. Downstairs you will find another large family room area, the new kitchen and wet bar area with laundry, a dining/flex room, 2 more large bedrooms, and another full bath. The oversized double garage comes with a heater, extra storage shelving, wall slats, and epoxy floors. Discovery Ridge has so much to offer with access to Griffith Woods Park, Signal Hill Shopping & Restaurants, parks/pathways, and the community recreation center. EXTRAS INCLUDE: Central AIR CONDITIONING | Custom Built-In Feature Throughout | Stand Up Freezer | Vacuum System and Attachments | Water Softener | Lutron Light Switches | 2nd Refrigerator, 2nd Range Hood, 2nd Dishwasher, 2nd Washer/Dryer, Built-in Microwave, attached Shelving/Workbench(s)/Storage/Heater in Garage, wall slats & attachments in garage, Gas fire bowl, Portable Island, Hot tub as-is, electric fireplace, TV mount**

Inclusions:

Property Listed By:

Royal LePage Solutions

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













