



THE
A-TEAM

**RE/MAX
FIRST**

35 DISCOVERY RIDGE Circle, Calgary T3H 5T8

MLS®#: **A2195392** Area: **Discovery Ridge** Listing Date: **02/20/25** List Price: **\$1,195,000**
 Status: **Active** 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: **5,371 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,882**
 Low Sqft:
 Ttl Sqft: **2,882**

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,Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Bookcases,High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	13`7" x 9`3"
Dining Room	Main	9`3" x 14`6"	Kitchen	Main	13`7" x 11`7"
Laundry	Main	5`6" x 7`9"	Living Room	Main	15`4" x 20`10"
Office	Main	9`4" x 14`5"	Mud Room	Main	3`5" x 12`10"
4pc Bathroom	Upper		5pc Ensuite bath	Upper	
Bedroom	Upper	13`4" x 15`11"	Bedroom	Upper	13`8" x 13`7"
Family Room	Upper	19`3" x 17`7"	Bedroom - Primary	Upper	14`11" x 21`4"

4pc Bathroom
Game Room

Basement
Basement

22`9" x 49`2"

Bedroom

Basement

13`2" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0510376

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY FEB. 23rd 2:00-4:00pm. Nestled in the heart of Discovery Ridge, just steps from the breathtaking Griffith Woods, this stunning home offers the perfect blend of elegance, and space. Situated on a quiet street, it boasts a bright, open-concept design with warm walnut hardwood floors and a professionally landscaped backyard. Spacious and thoughtfully designed, this home features 9' ceilings, custom built-ins, three fireplaces, two central A/C units (including one brand new), underground sprinklers, new electric blinds, and more. The main level is an entertainer's dream, with a chef's kitchen featuring a large granite island, maple cabinetry, stainless steel appliances (including a gas range), and a sunlit breakfast nook. A formal dining area with a striking stone fireplace adds warmth, while a private main-floor office provides the perfect work-from-home setup. Upstairs, the primary suite is a true sanctuary, complete with a two-sided fireplace, spa-like 5-piece ensuite, and a spacious walk-in closet. Two additional bedrooms and a huge bonus room with a built-in TV nook offer plenty of room for the whole family. The fully finished lower level expands your living space with a rec room and wet bar, an additional bedroom, and a full bathroom—ideal for guests. The oversized garage provides ample storage for all your gear, while the main-floor laundry room adds extra convenience with a laundry sink and counter space. With an unbeatable layout and an incredible location, this home is a rare find in Discovery Ridge. Don't miss your chance to make it yours!

Inclusions:
Property Listed By:

**Bike winch system in garage, Deep freeze, shelves in garage, tire rack, 4 TV Brackets, Microwave
RE/MAX First**

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













