

456 DISCOVERY Place, Calgary T3H 3Y3

MLS®#: A2198407 **Discovery Ridge** Listing 03/02/25 List Price: **\$1,550,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area 2022 Abv Saft:

Low Sqft: 4,833 sqft

Ttl Sqft:

<u>Parking</u>

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

7

Ttl Park: 4 Garage Sz: 2

6 (42)

4.5 (4 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks

3,343

3,343

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: None Construction:

Cement Fiber Board

Flooring:

Carpet, Hardwood, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Oven, Range Hood, Refrigerator, See Remarks

Int Feat: See Remarks, Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	17`8" x 13`5"	Bedroom	Upper	11`11" x 10`11"
Bedroom	Upper	11`1" x 11`6"	Living Room	Main	15`4" x 19`9"
Bedroom	Lower	11`6" x 11`11"	Game Room	Lower	12`0" x 14`3"
2pc Bathroom	Main	5`2" x 5`11"	4pc Ensuite bath	Upper	8`10" x 4`11"
3pc Bathroom	Lower	8`5" x 10`6"	Bonus Room	Upper	15`11" x 13`11"
Bedroom	Upper	10`11" x 12`0"	Dining Room	Main	8`6" x 16`3"
Office	Main	10`1" x 9`0"	Game Room	Lower	10`9" x 14`6"

BedroomLower9`6" x 13`0"5pc Ensuite bathUpper4pc BathroomUpper0`0" x 0`0"LaundryUpperDining RoomLower6`4" x 14`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G

Legal Desc: **1810359**

Remarks

Pub Rmks:

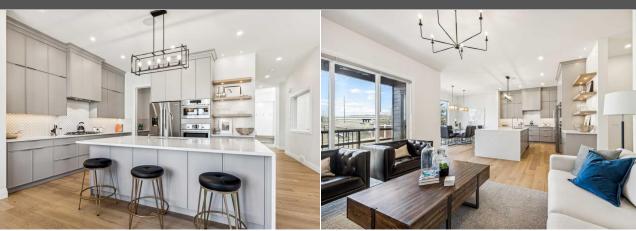
Welcome to your dream home nestled in the prestigious neighborhood of Discovery Ridge, adjacent to the stunning Griffith Woods Park. This exquisite residence is a haven of luxury and sophistication, designed to impress even the most discerning buyer. As you step inside, you are welcomed by soaring 10' ceilings and beautiful engineered hardwood flooring that set the tone for elegance. The ambiance is enriched by pot lighting and chic light fixtures, creating a warm and inviting atmosphere throughout the home. The kitchen is a chef's delight, boasting an abundance of premium cabinetry and countertop space. Equipped with stainless steel appliance package and an oversized quartz island, it's perfect for both entertaining and everyday cooking. Every detail has been considered, with luxury features such as large triple-pane windows, all-black fixtures, in-floor heating in the primary bedroom, a stylish tiled fireplace, under-cabinet lighting, built-in speakers, and two furnaces. On the second level, discover three generously sized bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The luxurious primary retreat is a sanctuary of relaxation, featuring a custom-designed walk-in closet with convenient access to the laundry room. The lavish 5-piece ensuite is designed for indulgence, complete with a deep soaker tub and rain head showers that make leaving this oasis a challenge. The bonus room on the second level is perfect for family movie nights, offering a picturesque view of the open foyer below. The expansive basement is thoughtfully designed with two large bedrooms, a 4-piece bathroom, a games room, and a rec room, creating an ideal space for family gatherings or entertaining guests. The home features an oversized double car garage, ensuring ample space for your vehicles and storage. Zoning accommodates a legal suite, providing flexible living options. Conveniently located just 3 minutes from Stoney Trail and less than 10 minutes from Signal Hill Shopping Centre, this home offers easy access to a variety of ameniti

Inclusions:

Property Listed By: LPT Realty ULC

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





15`11" x 10`5"

15`6" x 7`0"













