



THE
A-TEAM

**RE/MAX
FIRST**

456 DISCOVERY Place, Calgary T3H 3Y3

MLS®#: **A2198407** Area: **Discovery Ridge** Listing Date: **03/02/25** List Price: **\$1,550,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,833 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,343**
 Low Sqft:
 Ttl Sqft: **3,343**

DOM
7
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,No Neighbours Behind,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Range Hood,Refrigerator,See Remarks**
 Int Feat: **See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"

Bedroom
4pc Bathroom
Dining Room

Lower
Upper
Lower

9`6" x 13`0"
0`0" x 0`0"
6`4" x 14`5"

5pc Ensuite bath
Laundry

Upper
Upper

15`11" x 10`5"
15`6" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810359

Zoning:
R-G

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 amenities. Golf enthusiasts will appreciate the proximity to Elbow Springs and Pinebrook Golf & Country Clubs, making it a perfect location for leisure and recreation. Don't miss this opportunity to own a one-of-a-kind property in Discovery Ridge. This exceptional home combines luxury, innovation, and a prime location, making it the perfect place to call home.

Inclusions:
Property Listed By:

N/A
LPT Realty ULC

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





