



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263 DISCOVERY RIDGE Boulevard, Calgary T3H 5L6**

MLS®#: **A2199441**      Area: **Discovery Ridge**      Listing Date: **03/05/25**      List Price: **\$1,034,888**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **2,093**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,984 sqft**      Ttl Sqft: **2,093**  
 Lot Shape:

DOM

**5**  
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,Landscaped,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Garden**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`5" x 9`6"	Living Room	Main	17`1" x 14`10"
Dining Room	Main	10`11" x 8`11"	Kitchen	Main	12`4" x 14`2"
Mud Room	Main	8`0" x 8`2"	2pc Bathroom	Main	4`8" x 4`8"
4pc Bathroom	Second	4`11" x 7`10"	5pc Ensuite bath	Second	10`9" x 7`10"
Bedroom - Primary	Second	12`2" x 13`9"	Bedroom	Second	12`0" x 11`10"
Bedroom	Second	12`0" x 10`11"	Family Room	Second	16`0" x 16`0"
Office	Second	7`8" x 13`5"	Bedroom	Basement	9`9" x 11`1"

Game Room  
Furnace/Utility Room

Basement  
Basement

28`9" x 12`11"  
15`9" x 14`5"

3pc Bathroom

Basement

7`6" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0310402**

Remarks

Pub Rmks:

**Nestled in the highly desirable community of Discovery Ridge, this stunning home is ready for you to make it your own! This fully developed residence boasts 4 bedrooms, 3.5 baths, complete with a landscaped, fenced backyard with tall trees around the backyard perimeter for more privacy. The main floor area features an open layout design with a large kitchen that includes a breakfast bar, stainless steel appliances, a corner pantry, and ample counter space for meal preparation. The kitchen also features beautiful cabinetry, a double sink, and stainless-steel appliances. The spacious dining area is ideal for entertaining, with a swing door leading to maintenance-free composite decking and a hot tub. Your backyard is surrounded by tall trees for added privacy. The main living area is bright and spacious, featuring maple hardwood flooring and a central gas fireplace to keep you comfortable during the winter. On the upper level, you will find a huge bonus room with vaulted ceilings, large windows that brings a lot of natural lights, built-in speakers, and a ceiling fan. It also features a large master bedroom with a 5-piece ensuite, two additional bedrooms, and a 4-piece bath. The fully developed basement includes a large recreation/family room, a 4th bedroom, and a 3-piece bath. The garage is insulated and measures 24'3" x 21'6". Recent renovations in this beautiful home include a newer garage door (2023), HRV installed (2019), and a water softener. Discovery Ridge is renowned for its tranquil ambiance and breathtaking natural surroundings, including the beautifully manicured Griffith Woods park. This community offers the perfect balance for those seeking a peaceful residential area close to downtown and easy access to the mountains via Stoney Trail. Close to all amenities like private and public schools, shopping, and the 69th Street LRT station. Additionally, the neighborhood offers a variety of amenities such as playgrounds, walking trails, and parks making it an ideal place for families and outdoor enthusiasts. For your shopping needs, there are several local options including grocery stores, boutiques, cafes within a short drive, private and public schools ensuring convenience and accessibility.**

Inclusions:  
Property Listed By:

**N/A**  
**First Place Realty**

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











