



THE
A-TEAM

**RE/MAX
FIRST**

24 DISCOVERY RIDGE Rise, Calgary T3H 4R2

MLS®#: **A2200179** Area: **Discovery Ridge** Listing Date: **03/07/25** List Price: **\$1,298,000**
 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: **2000** Abv Sqft: **2,546**
Lot Information Low Sqft:
 Lot Sz Ar: **6,253 sqft** Ttl Sqft: **2,546**
 Lot Shape:

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
 Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance, Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4'4" x 9'5"	Laundry	Main	5'5" x 4'5"
2pc Bathroom	Main	5'6" x 5'8"	Covered Porch	Main	17'5" x 5'0"
Pantry	Main	17'0" x 3'5"	Balcony	Main	20'4" x 15'5"
Bedroom - Primary	Second	15'2" x 14'6"	Bedroom	Second	11'0" x 10'0"
Bedroom	Second	9'8" x 13'5"	5pc Ensuite bath	Second	11'11" x 10'1"
4pc Bathroom	Second	9'7" x 4'11"	3pc Ensuite bath	Second	6'3" x 6'4"
Walk-In Closet	Second	5'9" x 10'1"	Walk-In Closet	Second	5'4" x 4'1"

Bonus Room	Second	11`9" x 15`7"	Family Room	Suite	18`1" x 19`10"
Kitchen	Suite	15`5" x 11`6"	Bedroom	Suite	14`2" x 20`1"
4pc Ensuite bath	Suite	7`8" x 4`11"	3pc Bathroom	Suite	7`6" x 8`11"
Furnace/Utility Room	Suite	9`1" x 12`5"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0011251**

Zoning:
R-1

Remarks

Pub Rmks: **A beautiful 2 story home with a walk out to grade legal suite in one of the Calgary's nicest communities. The house has 4 bedrooms and 6 bathrooms. The living room in legal basement suite can be used as the 5th room. The bedrooms are all with ensuite bathrooms. The walkout legal suite basement has two separate doors walking to the backyard. Newly carpet and water proof laminate flooring are recently upgraded(2024). The owner upgraded a new garage door, a big water tank and the outside steps with the handrail in the near recent years. Stepping the front is the wraparound porch with great space. Entering the home, you will see a huge dining room. Following the open plan kitchen featured with granite counter, an electric stove(gas stove connect tube at the back of the stove, can be used for gas stove as well), hardwood floors, you can view the backyard scenery from the breakfast dining space. The big window gives the great family room bright sight. The master suite upstairs has a 5-piece ensuite bath and roomy walk-in closet, part of the mountain views can be seen from the window of the master room. A large bonus/office area. Another two ensuite bedrooms in the upper floor. The legal suite in the walkout basement, there is a large family room featured with a gas fireplace and a bedroom with 4-piece ensuite bathroom. Kitchen in the suite basement located at another corner has a distance from the bedroom. Walking down to the backyard from the outdoor space, the stairs with handrails was recently built. The south-facing back deck with a lower patio, fenced, treed, private yard with sprinkles in outdoor space. There is a network of paths leading to Griffith Woods Park. A playground and park across the street. Welcome to Discovery Ridge. The schools for Discovery Ridge are: Griffith Woods School(K-9) Central Memorial High School(10-12; AP10-12). Welcome to show!**

Inclusions: **2 set of washer&dryer; 2 refrigerators; 2 stoves; heater and TV in the suite bedroom**

Property Listed By: **Homecare Realty Ltd.**

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









