

79 DISCOVERY RIDGE Park, Calgary T3H 5G4

MLS®#: A2206242 Area: **Discovery Ridge** Listing 03/28/25 List Price: **\$1,750,000**

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

Date:



General Information

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

2003 Abv Saft: Low Sqft:

7,771 sqft

Ttl Sqft:

DOM 22

Layout

Beds: Baths:

3.0 (3 0) **Bungalow**

6 (3 3)

Style:

Parking

Ttl Park: 4 2 Garage Sz:

Access:

Lot Feat:

Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views

Finished Floor Area

Park Feat:

Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Side, Insulated, Oversized

2,005

2.005

Utilities and Features

Roof: **Asphalt Shingle**

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Sewer: **Public Sewer BBQ** gas line Ext Feat:

Construction:

Brick, Stucco, Wood Frame

Flooring:

Slate, Vinyl Plank Water Source:

Public Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Int Feat:

Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Utilities: Electricity Connected

Room Information

Level **Dimensions** Level **Dimensions** Room Room Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

Legal Desc: 0213645 Pub Rmks:

Welcome to Discovery Ridge, where this executive bungalow with a fully finished walkout basement offers a rare opportunity to own a 6-bedroom home with over 3,500 sq.ft. of luxurious living space, including a spacious 2,000 sq.ft. main floor. Nestled against green space with stunning mountain views, this home is designed for both comfort and elegance. The open floor plan features floor-to-ceiling windows in the living room, showcasing a vaulted ceiling and a cozy fireplace, perfect for relaxing evenings. The gourmet kitchen is a chef's dream, equipped with high-end granite countertops, a gas oven, upgraded full-height cabinets, and a custom range hood. New Luxury vinyl plank flooring flows throughout the home, including the basement, which also boasts a large recreation room with a wet bar, three additional bedrooms, and a 4-piece bathroom on in-floor heating. Oversized garage has a new garage door opener and fresh paint inside along with the garage door. The west-facing backyard is a sun lover's paradise, featuring a full-size deck with durable dura-decking, ideal for soaking in the views and sunshine. Recent renovations have brought fresh life to this beautiful home, including new flooring, light fixtures, granite countertops, blinds, dishwasher, gas oven, garbage compactor, faucets, sump pump, garage door opener, door handles, toilets, hot water tank and fresh paint throughout the entire house, entrance door, deck steps, and more. Well, it's over \$120,000 worth of renovation! Located close to Griffith Woods, West Hills shopping, and a host of other amenities, this home truly is the perfect place to call your next home. Please click the Virtual Tours for more detail!

Inclusions: Property Listed By: N/A CIR Realty

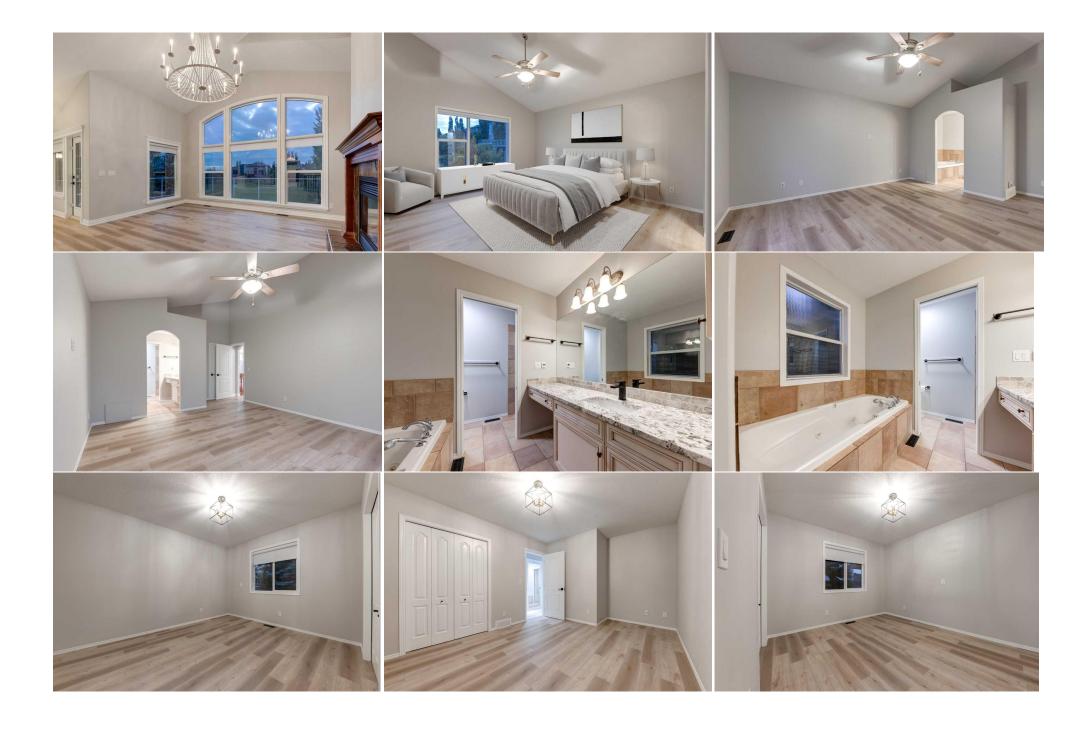
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

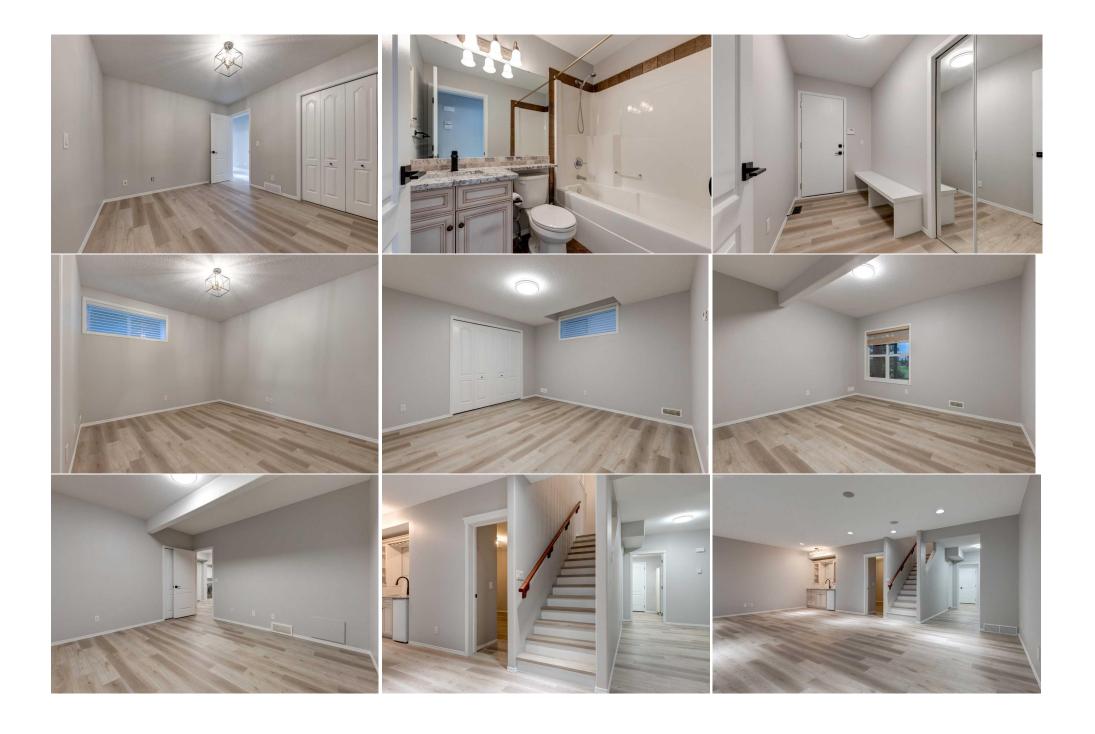
















79 DISCOVERY RIDGE PARK SW RICA REALIZEMENT STREAMED - ON DARK NO MAIN LEVEL (AG) - 2005 65 88 PL / 1885 27 m² TOTAL ABOVE GRADE RWS SIZE - 2005 65 86 PL / 186 27 m²

BASEMENT DEVELOPED AREA (BG) - 1528.99 Sq.Ft. / 142.00 m² BASEMENT UNDEVELOPED AREA (BG) - 460.03 Sq.Ft. / 42.73 m² TOTAL AG/BG AREA - 3993.67 Sq.Ft. / 371.00 m²



