



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79 DISCOVERY RIDGE Park, Calgary T3H 5G4**

MLS® #: **A2206242** Area: **Discovery Ridge** Listing Date: **03/28/25** List Price: **\$1,750,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**  
Lot Information  
Lot Sz Ar: **7,771 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,005**  
Low Sqft:  
Ttl Sqft: **2,005**

DOM

**22**  
Layout  
Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line**

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**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**  
Utilities: **Electricity Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**  
Legal Desc: **0213645**

## Remarks

Pub Rmks:	<p>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!</p>
Inclusions:	N/A
Property Listed By:	CIR Realty

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























