

\$889,900 - 163 Discovery Ridge Way Sw, Calgary

MLS® #A2079702

\$889,900

4 Bedroom, 4.00 Bathroom, 2,382 sqft

Residential on 0.15 Acres

Discovery Ridge, Calgary, Alberta

Open House: Sunday Sept 24, 1:30 to 4:00 pm Welcome to this beautifully fully developed 4 bedroom, 3.5 bath home in the prestigious community of Discovery Ridge. A short walk to Griffith Woods Park. A primarily natural environment park that lies along the banks of the Elbow River in the SW corner of Calgary. Many trails throughout the park, both paved and unpaved, an ideal location for that family that loves to get out and enjoy nature. Either Biking, walking, running, it is an amazing neighborhood to be a part of. Discovery Ridge is a great community with a very quaint little shopping centre that covers all your needs. This lovely corner lot home with the beautiful front verandah (imagine having a relaxing drink at the end of your day), has a south facing backyard, with impressive natural light coming into this home. A traditional floor plan, has a great open feeling, you will love the kitchen which has a beautiful nook and is overlooking the family room and huge deck. A main floor den, ideal for the person working from home or makes a great play room for the little ones. Another living room and dining room, on this level. Many possibilities for this space. Upstairs are 3 very large bedrooms plus a bonus room. The master bedroom is a beautiful retreat, with a gorgeous ensuite Jacuzzi tub, double sinks, separate shower and tub, plus a beautiful make up counter. Huge walk in closet. The bonus room is a nice size for having a cozy time watching TV or quietly reading. Another full 4 piece bath



completes this floor plus 2 linen closets. Downstairs, which is fully developed (just needs some new carpeting in bedroom) you have the 4th bedroom, full bath, a huge family room, with a roughed- in bar area, plus wired for a theater room. Under the stairs is either storage or a great little play room for the little ones. This home has just installed a brand new stove. The dishwasher, fridge, microware, have all been replaced within the last 3 year. Roof is less than 5 years old, new HE furnace 2 years ago, 2 hot water tanks just 2 years old, central vac about 2 years old. In floor heat in garage, underground sprinklers, larger lot than most in the neighborhood. This house is just waiting for you! Come and view, and add your personal touch to keep this home being fantastic!

Built in 2002

Essential Information

MLS® #	A2079702
Price	\$889,900
Sold Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,382
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	163 Discovery Ridge Way Sw
Subdivision	Discovery Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	High Efficiency, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2023
Date Sold	October 25th, 2023
Days on Market	44
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

RE/MAX LANDAN REAL ESTATE

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