

\$839,999 - 246 Discovery Ridge Boulevard Sw, Calgary

MLS® #A2085019

\$839,999

3 Bedroom, 3.00 Bathroom, 1,687 sqft
Residential on 0.12 Acres

Discovery Ridge, Calgary, Alberta

Welcome to this stunning 3 bed 2.5 bath 1,687 sq ft home located in the desirable community of Discovery Ridge. Luxury and convenience meet in this bungalow-style home that is sure to captivate you from the moment you set foot in the door. The spacious open living area features wooden blinds, and a cozy gas fireplace, creating a warm and intimate atmosphere for family gatherings or quiet evenings at home. This level also includes an oversized kitchen island that is perfect for culinary enthusiasts. Additionally, the kitchen has stainless steel appliances including a gas stove, and granite countertops. The dining space is bright and welcoming, making entertaining a delight. Work from home seamlessly in the stylish office or use this space as an additional bedroom, conveniently tucked away with double sliding French doors for privacy and focus. The primary bedroom feels like a tranquil retreat and features a massive ensuite with dual vanities, custom tile work in the shower and tub surround, and a large walk-in closet with built-in organizers. This home is equipped with great updates, such as the furnace in 2022 and A/C in 2020, and a rough-in for a wet bar and a central vac, ensuring this home offers modern amenities and peace of mind for years to come. The basement presents a fully developed space that includes two additional bedrooms and a well-appointed bathroom, which has heated floors, offering comfort and convenience for both family members and guests. The laundry



room in the basement provides extra storage space. There are many storage areas and built-ins in this home, making keeping your home clutter-free a breeze. You will be impressed by this property's well-maintained exterior, featuring a poured concrete patio and a fenced yard adorned with mature landscaping that offers both beauty and privacy. For parking this home has a heated attached double garage for your convenience. Outside the walls of this exquisite home, you'll find an incredible community with a wealth of attractions. Discovery Ridge, Calgary, is brimming with natural beauty, with close proximity to Bragg Creek, Springbank, and the enchanting Griffith Forest. Take advantage of the countless outdoor activities available, such as hiking, biking, and exploring the natural wonders that surround you. Nestled in a vibrant community with a host of amenities and located close to schools, shopping centers including Westhills, and parks, this home offers the perfect blend of tranquility and accessibility. This versatile floor plan and meticulous attention to detail make this property a true gem. From the beautiful exterior and mature landscaping to the spacious main floor and fully developed basement, this home offers a desirable lifestyle. Don't miss the opportunity to make this exceptional property your own, book your showing today!

Built in 2003

Essential Information

MLS® #	A2085019
Price	\$839,999
Sold Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,687
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	246 Discovery Ridge Boulevard Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5L8

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Landscaped, Treed

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	November 3rd, 2023
Days on Market	20
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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