

\$749,999 - 11 Discovery Ridge Hill Sw, Calgary

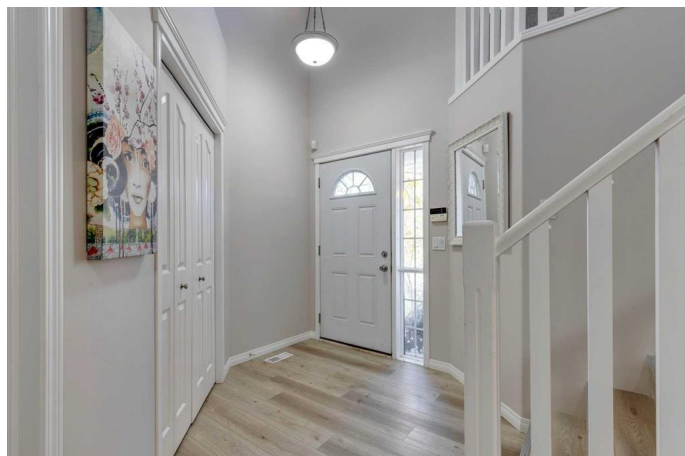
MLS® #A2088501

\$749,999

5 Bedroom, 4.00 Bathroom, 2,036 sqft
Residential on 0.09 Acres

Discovery Ridge, Calgary, Alberta

Nestled in the scenic community of Discovery Ridge in southwest Calgary, this meticulously renovated home offers a blend of modern comforts and stylish design. The property's standout feature is its fully legal basement suite with 2 bedrooms - providing both versatility and income potential. The main living area boasts an open concept layout, flooded with natural light. The main floor has a well appointed Den/Office with a two-way fireplace into the spacious Living Room. The gourmet kitchen, complete with sleek appliances and granite countertops, is a chef's dream. Upstairs, three spacious bedrooms provide ample space for a growing family. The large master bedroom features a 4-piece ensuite and walk-in-closet. An upper floor laundry located for your convenience. The massive bonus room completes the comfort and enjoyment of this home. The basement suite, designed with its own separate entrance, is fully compliant with city regulations, making it an attractive option for renters or extended family. With its close proximity to natural reserves and a range of amenities, this renovated Discovery Ridge home strikes a perfect balance between contemporary living and investment opportunity in one of Calgary's most sought-after neighborhoods. ****THIS HOME IS NOT A TRADITIONAL SEMI-DETACHED HOME. THE ONLY COMMON WALL THAT THE PROPERTY SHARES WITH THE OTHER HOME IS JUST THE GARAGE****



Built in 2001

Essential Information

MLS® #	A2088501
Price	\$749,999
Sold Price	\$747,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,036
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	11 Discovery Ridge Hill Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Y3

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Mantle, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 23rd, 2023
Days on Market	34
Zoning	R-2
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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