# \$1,065,000 - 45 Discovery Ridge Heights Sw, Calgary

MLS® #A2092245

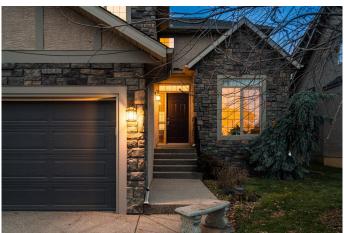
## \$1,065,000

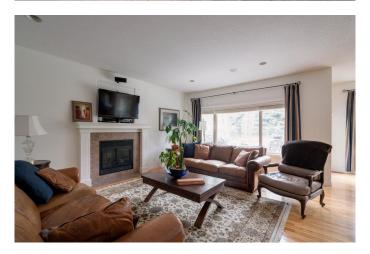
4 Bedroom, 4.00 Bathroom, 2,622 sqft Residential on 0.17 Acres

Discovery Ridge, Calgary, Alberta

An IDEAL FAMILY HOMEâ€I. One of Discovery's most desirable streets, a quiet crescent up top (NO TRAFFIC), with a view, directly across from the pathway leading down past the pond and waterfall to the wilds of Griffith Woods and the Elbow River valley. This location offers a gateway to all that Discovery has to offer, pull the bikes from the garage and don't worry about traffic… the pathways are yours for miles! This two storey home offers 3840 sq ft of living space over three levels, 3 beds and a Bonus Room up, 1 bed down and 3.5 bathsâ€l on a large and private 7200 sq ft lotâ€l. with an OVER-SIZED 3 car garageâ€l. PLUS, two new (3 yrs) Hi Eff furnaces and a new roof in 2014!! On arrival you will enjoy the hardwoods which run through the main level, 9' ceilings on the main and lower levels, B/I speakers, a fantastic Family room in back, and open kitchen plus a proper Dining room and a den/home office at the entrance. Upstairs, a Bonus Room(easily converted to a 4th bed if required) and three well-appointed bedrooms. The Primary bedroom offers a volume of space, a 5pc en suite and large walk-in closet. The two additional beds up, identical in size, share a 5pc bath. The lower level has been finished and presents a wonderful space for the kids to romp and the family to unwind or entertain. There is a large Family room/Rec room with a wet bar, a separate fitness room, a 4th bed and another full bath. This home represents an exceptional opportunity for your







family to land in most desirable Discovery Ridge, a GREAT LOCATION and an ABUNDANCE OF SPACE, inside & out.

#### Built in 2004

## **Essential Information**

MLS® # A2092245
Price \$1,065,000
Sold Price \$1,000,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,622 Acres 0.17 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

## **Community Information**

Address 45 Discovery Ridge Heights Sw

Subdivision Discovery Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5T1

#### **Amenities**

Amenities Park, Playground

Parking Spaces 6

Parking Triple Garage Attached

Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No

Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar, Wired for

Sound

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground

Lot Description Landscaped, Underground Sprinklers, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed November 7th, 2023

Date Sold November 21st, 2023

Days on Market 13

Zoning R-1

HOA Fees 300.00

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX FIRST

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