

\$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 HOME! 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 baths, on a large and private 7200 sq ft lot, with an OVER-SIZED 3 car garage. 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
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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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