

\$970,000 - 11 Discovery Ridge Lane Sw, Calgary

MLS® #A2107338

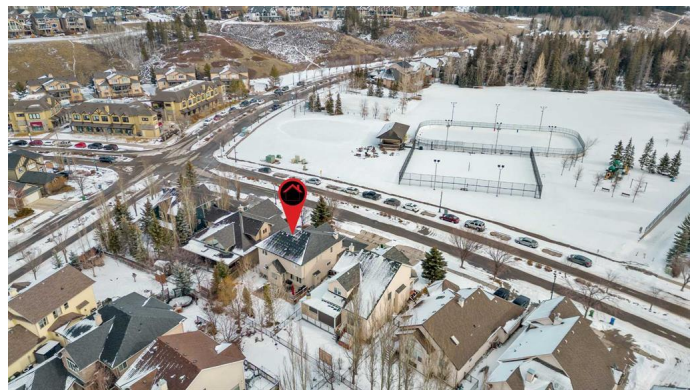
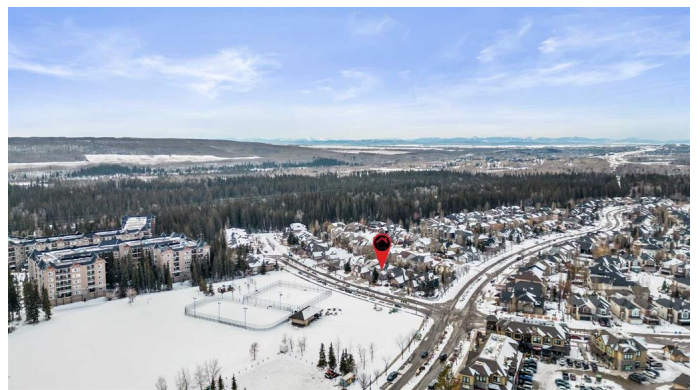
\$970,000

5 Bedroom, 4.00 Bathroom, 2,636 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Introducing this stunning contemporary luxury family home, located in Discovery Ridge, one of Calgary's most desirable SW communities. Boasting approximately 4,028 sq. ft. of meticulously crafted living space, situated with a coveted west-facing backyard, this home is designed for optimal late-day entertaining on its expansive two-tiered oversized deck. Step inside onto hickory hardwood floors that span the main level, leading you to a gourmet kitchen equipped with top-of-the-line stainless steel appliances including a Bosch gas range with oven, microwave hood-fan, KitchenAid fridge with ice and water dispensers, and a dishwasher. The kitchen's focal point is a large granite island with seating, complemented by custom cabinets, light tile backsplash, granite counters, ample cabinets and a good-sized corner pantry, creating a culinary haven. The open-plan layout seamlessly integrates living and dining spaces, accentuated by a gas fireplace flanked by beautiful double custom built-in cabinets. A main floor office with vaulted ceilings, a separate dining area, a laundry room with a sink and lots of storage room, and a large mudroom accessible from both the main entrance and the garage, add practicality to the layout. Ascend to the fully carpeted upper level where three large bedrooms await, each featuring walk-in or double closets. The large master suite is a retreat unto itself, boasting 2 closets, including a substantial walk-in closet, a ceiling fan, a



luxurious ensuite bath featuring a 2-person shower with 2 shower heads, a jetted tub, and double sinks. The ensuite also includes additional shelf storage behind the mirrored sliding doors. Convenient amenities include a hidden laundry chute from the master bath and high-end plantation shutters adorning all windows. The lower level offers additional living space with a home theatre, two bedrooms, a 3-piece bath, built-in bar, gas fireplace, a workout/exercise room and the utility room with an additional freezer. A cold storage room with a wet sink and the oversized drywalled and insulated double garage, cater to practical needs. Outside, the tastefully landscaped grounds provide a serene backdrop for relaxation. The property also features two furnaces for heating, two hot water tanks, an air conditioner for summer comfort, and under-deck garden tool storage. Ideally located steps away from Griffith Woods environmental reserve, this home offers proximity to a range of sports facilities including night-lit tennis courts, a hockey arena, playground, soccer field, pickleball courts, and a basketball court. Easy access to some of Calgary’s premiere golf courses and easy connection to the new ring road, living in the woods has never been more convenient. Enjoy tranquil east-facing sunrise views and a sunny west-facing backyard in this meticulously maintained residence—a testament to pride of ownership.

Built in 2002

Essential Information

MLS® #	A2107338
Price	\$970,000
Sold Price	\$1,020,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,636
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

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

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Vinyl
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 1st, 2024
Days on Market	1
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Elevate Real Estate
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