

\$1,275,000 - 35 Discovery Ridge Court Sw, Calgary

MLS® #A2107746

\$1,275,000

3 Bedroom, 5.00 Bathroom, 1,779 sqft

Residential on 0.16 Acres

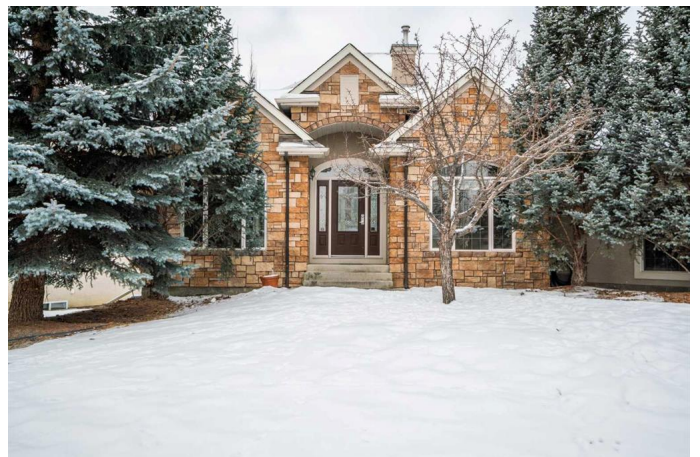
Discovery Ridge, Calgary, Alberta

Welcome to your new family haven nestled in the heart of Discovery Ridge! This stunning partial Walk-out bungalow boasts 3400sf of living space and offers an ideal blend of luxury and natural charm, set on a south facing, pie-shaped lot backing onto a park.

Discover the allure of Discovery Ridge, renowned for its breathtaking landscapes, winding trails perfect for biking and strolling, and the nearby Elbow River and Griffith Woods for outdoor adventures. From playgrounds to soccer fields, tennis courts to hockey rinks, this vibrant community caters to an active lifestyle for families of all ages. Plus, enjoy convenient access to top-rated schools, bustling shopping destinations and newly finished Calgary Ring Road.

Step inside to find a home brimming with modern upgrades and timeless finishes. Newly renovated (8 years) with meticulous attention to detail, this bungalow features soaring 12-foot ceilings with crown mouldings and barrel ceilings, custom built-ins, elegant granite counters, hardwood, and tile accents throughout. Embrace culinary delights with stainless steel appliances in the gourmet kitchen, complete with heated floors for added comfort.

Relax and unwind in the spacious living areas, bathed in natural light from oversized windows, complemented by custom blinds. Retreat to the luxurious 6-piece ensuite after a long day,



featuring floor-to-ceiling imported tile and marble, steam shower, jetted soaker tub, bidet and heated floors for a spa-like experience. This thoughtfully designed home offers flexibility and functionality, with a formal dining room for entertaining, a versatile den that could easily convert to a fourth bedroom on the main floor. An oversized triple car garage is heated and insulated for year-round comfort. The lower level, features two large bedrooms with ensuite baths and walk in closets, family room with build in desks and bookshelves, two way fireplace, generous rec room with a build in bar, laundry room, and a tucked away cold room. This home comes equipped with sprinkler system, A/C and slab heated floors.

Don't miss this opportunity to make Discovery Ridge your family's forever home “ where luxury meets nature and endless adventures await.

Built in 2000

Essential Information

MLS® #	A2107746
Price	\$1,275,000
Sold Price	\$1,210,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,779
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	35 Discovery Ridge Court Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4P8

Amenities

Amenities	None
Parking Spaces	3
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2024
Date Sold	February 26th, 2024

Days on Market	7
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.