

\$1,149,000 - 155 Discovery Ridge Way, Calgary

MLS® #A2116254

\$1,149,000

4 Bedroom, 4.00 Bathroom, 2,517 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

What an opportunity to make this your FOREVER HOME in DISCOVERY RIDGE! A PRIME LOCATION with a HEATED TRIPLE GARAGE, SOUTHWEST BACKYARD situated on the ridge backing onto PARKS, PATHWAYS, GREEN SPACE and PLAYGROUND! A NO homes behind you. Gorgeous landscaped yard with sunshine to enjoy throughout the day on the upper deck that includes an electric awning! The lower level features extensive aggregate concrete that wraps around both sides off the house. Perfect spot to lounge or entertain while the kids play in the yard or green space right outside your back gate. Offering just under 3700 square feet of living space on 3 levels, A this home has style, privacy, charm, and a functional open layout with 9 ft ceilings and amazing natural light. Enjoy the formal dining room for entertaining, large kitchen for hosting and preparing meals, and a great living room with gas fireplace to relax and unwind. Upstairs includes 3 bedrooms along with a great room that can be utilized as a loft/office/bonus room. This is a perfect space that can be transformed to suit your family's needs. You will love the large master bedroom including a 5 pc en suite and walk in closet. A You will also find another 5 PIECE BATHROOM UPSTAIRS FOR THE KIDS. NO more fighting over the sink in the morning! The WALKOUT LEVEL features 9 ft ceilings and is flooded with natural light. Enjoy the wet bar, gas fireplace, spacious family



room, work out or games area, and quick access out to the parks and pathways. The lower level includes a spacious 4th bedroom and 4 pc bath. This is great space for guests or your kids who want their own space and bathroom. TONS of storage space also in the mechanical room to tuck away all the extras. DONâ€™T WAIT! Call to Book a private viewing today.Â

Built in 2002

Essential Information

MLS® #	A2116254
Price	\$1,149,000
Sold Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,517
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	155 Discovery Ridge Way
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5G3

Amenities

Amenities	None
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Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	4
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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