

\$950,000 - 106 Discovery Ridge Way Sw, Calgary

MLS® #A2116713

\$950,000

4 Bedroom, 4.00 Bathroom, 2,445 sqft

Residential on 0.15 Acres

Discovery Ridge, Calgary, Alberta

This fabulous family home in Discovery Ridge offers an oasis of tranquility with its remarkable backyard boasting tiered landscaping, vibrant perennials, and two charming water fountains. Situated in a quiet location with no neighbours behind, it provides the perfect blend of privacy and serenity.

As you step inside, you're greeted by a welcoming atmosphere complemented by an abundance of natural light flooding in through large windows. The main floor features a convenient office space, ideal for those who work from home, and an open-concept layout that enhances the sense of spaciousness. Upstairs, discover the allure of an awesome bonus room, perfect for relaxation or entertainment. The three bedrooms upstairs offer comfortable living arrangements, while an additional bedroom downstairs adds flexibility to the living space.

The built-in office desk in the office area ensures productivity is seamlessly integrated into the home environment, while the oversized heated garage adds convenience and comfort, especially during the colder months.

With over 3500 sq ft of total living space spread across three levels on a spacious lot, this home is designed to accommodate the needs of a growing family. Highlights include 9' ceilings, maple hardwoods, granite counters, stainless steel appliances, and a breakfast bar that enhances the functionality of the kitchen. The master retreat boasts an ensuite with a



corner soaker tub and a separate shower, along with a large walk-in closet. Two additional bedrooms upstairs provide ample space for family members or guests, while the professionally finished lower level features a fourth bedroom, full bath, and a large rec room, perfect for hosting gatherings or relaxing evenings at home. Located in the exceptional family community of Discovery Ridge, this home offers a unique blend of suburban living with a touch of mountain ambiance. Residents enjoy easy access to Griffith Woods, adding to the allure of outdoor adventures right at your doorstep.

In summary, this home offers exceptional value with its versatile layout, numerous amenities, and prime location within a sought-after community. With its blend of comfort, functionality, and natural beauty, it presents a rare opportunity to enjoy the best of suburban living in Calgary's westside.

Built in 2004

Essential Information

MLS® #	A2116713
Price	\$950,000
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,445
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	106 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4C9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Ga

Interior

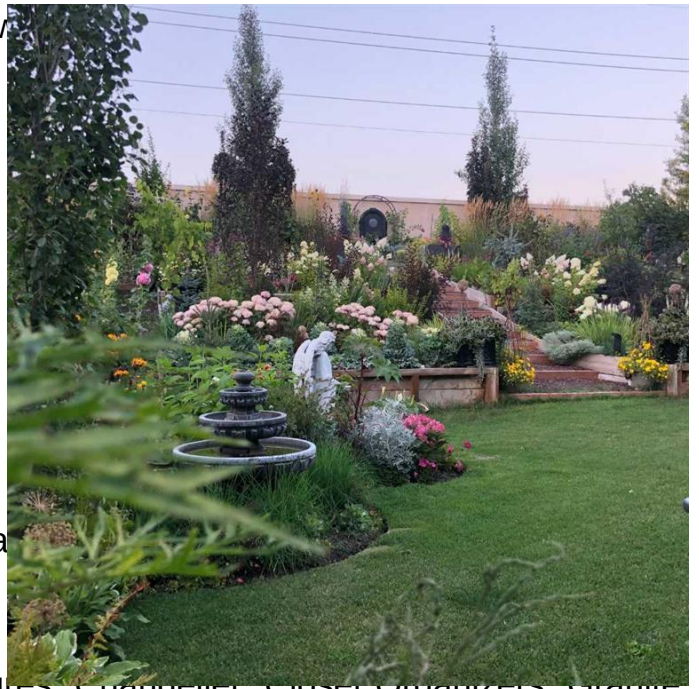
Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Garden, Interior Lot, No Neighbours Behind, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 4th, 2024
Days on Market	14
Zoning	R-1
HOA Fees	325.00



HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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