

\$880,000 - 86 Discovery Ridge Manor Sw, Calgary

MLS® #A2120646

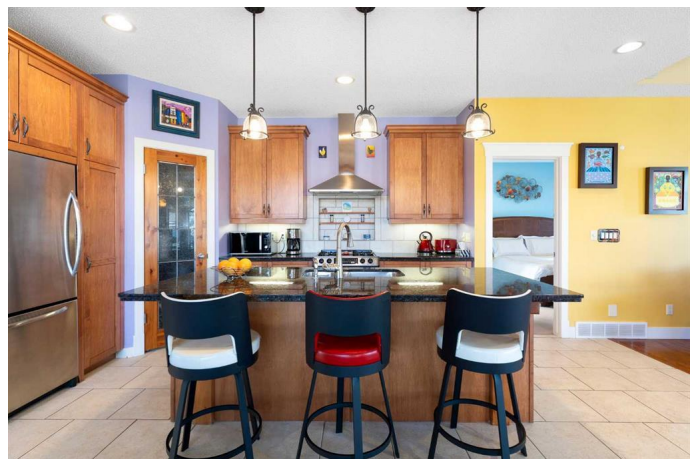
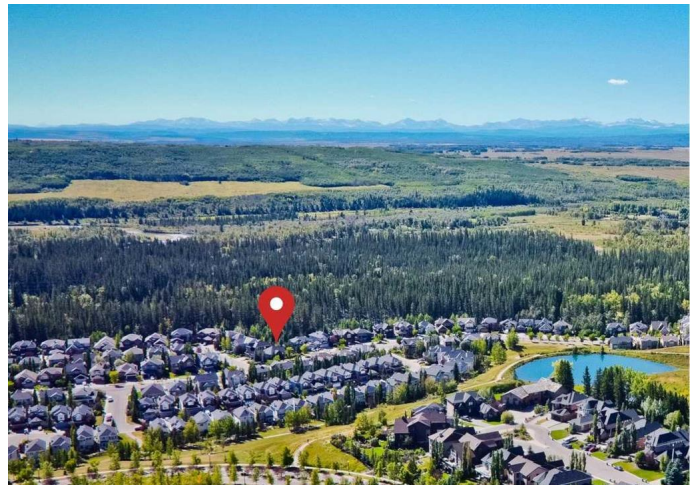
\$880,000

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.16 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE CANCELLED on SUNDAY, APRIL 14th. Create the LIFESTYLE you have been waiting for! - Welcome to this stunning CHALET STYLE BUNGALOW just a 2-minute walk away from beautiful GRIFFITH WOODS Park. Well appointed throughout, this home exudes pride of ownership throughout the 2700 SF meticulously maintained living space. With 3 bedrooms, 2.1 baths, a home office, a home theatre/gym room, a large rec room, a gas wood burning fireplace with gas lighter, a dog wash, a fenced dog run, a large outdoor deck with gazebo, and an attached and heated 2-car garage, this residence effortlessly accommodates all your lifestyle needs. The open-plan main floor features a large great room with rich hardwood flooring, perfect for entertaining. The VAULTED CEILING is anchored by the stone surrounded wood burning gas fireplace with mantle and raised hearth - the focal feature of the room. This home offers functionality & versatility while maintaining a cozy atmosphere. The family Chef will appreciate the well laid out open concept kitchen with stainless-steel appliances and granite counters. The large island is ready to host your friends and family with room for all: dine in the spacious dining area or take your meal outside to the large deck overlooking the landscaped yard and gazebo. Take an evening walk out to Griffith Woods Park and feel like being in Kananaskis or play tennis, pickle-ball or hockey at the nearby rec facility. There is plenty to do in any season.



Wind down in your main floor primary suite and retreat from your day with a relaxing bath in your jetted tub. Settle into your new home where each day begins with the soothing sounds of nature, and enjoy the comfort of your stand-alone shower, double vanities with ample storage and spacious walk-in closet. The corner Home Office with custom built-in cabinet is perfect for working from home. The spacious mudroom/ laundry area with the handy built-in dog washing station is a dog lover's delight and leads out to the well sized double garage. - The lower level, professionally finished and with in-floor heating continues the theme of quality and consistency and becomes a versatile space for entertaining, exercising, or unwinding. Two additional bedrooms with good size closets share a 4 pcs bathroom, and create a perfect haven for older kids, teenagers, or out-of-town guests on extended stays. - Enjoy all of this and the benefit of just minutes to all major routes, transit, shopping, walking/cycling paths and some of Alberta's most prestigious public & private schools, and all other amenities. Less than 20 min. to downtown, 25 min. to the Airport, and 45 min. into the Mountains. - Look no further, this home provides you with the practical and functional lifestyle you have been dreaming of!

Built in 2003

Essential Information

MLS® #	A2120646
Price	\$880,000
Sold Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495

Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	86 Discovery Ridge Manor Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5L8

Amenities

Amenities	Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Oversized

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Corner Lot, Dog Run Fenced In, Environmental Reserve, Gazebo, Lawn, Landscaped
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 18th, 2024
Days on Market	7
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.