

\$1,300,000 - 95 Discovery Ridge Boulevard Sw, Calgary

MLS® #A2121367

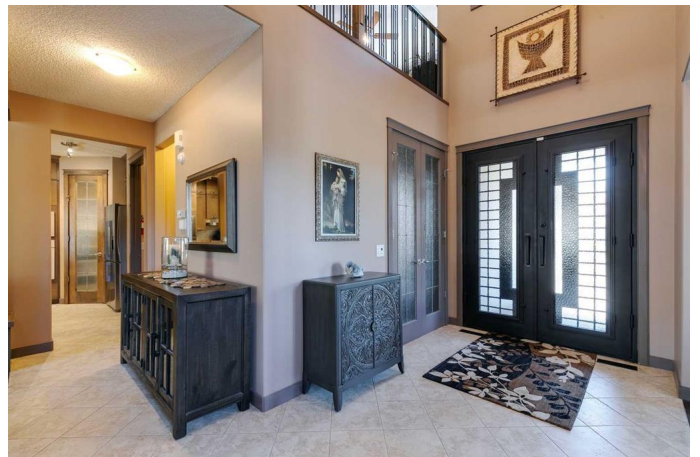
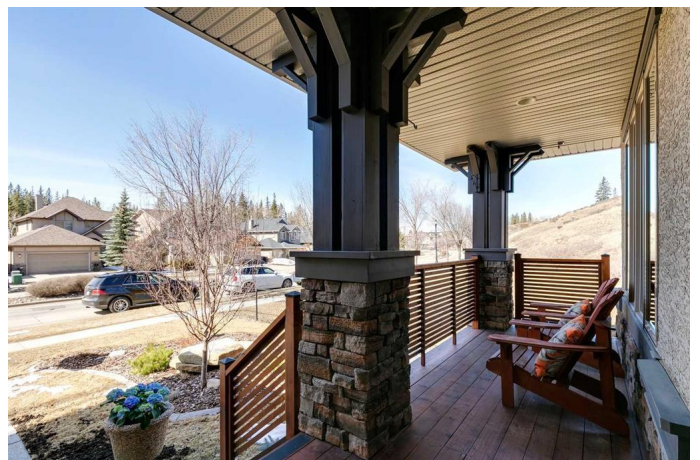
\$1,300,000

5 Bedroom, 4.00 Bathroom, 2,777 sqft

Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

Impeccably designed both inside & out with the finest attention to detail, this custom-built home is spectacular! Located on a 50-foot lot in the heart of Discovery Ridge, backing onto the hill and green space giving you ultimate privacy. This home offers over 4000sqft of luxurious living space & all the upgrades & extras you can imagine. The timelessly elegant exterior includes stucco siding with perfectly matched dry pack rock trim, and new 35yr shingles. You are welcomed into the home through exquisite hand forged dual iron doors & stunning foyer. The main level offers 9â€™™ ceilings with an open floor plan, covered front porch, two-sided fireplace under a discrete TV hidden behind a two-way mirror through to an executive office & organized mudroom to accommodate a busy family. The kitchen boasts professional Miele appliance pkg, solid wood cabinetry, granite counters, tile backsplash, coffee bar, breakfast nook & massive breakfast bar which is a must for entertaining. The patio doors just off the dining room perfectly connects indoor/outdoor entertaining spaces regardless of rain or shine. Upstairs youâ€™™ll find a retreat like no other featuring an intimate master bedroom with elaborate views, bright windows with adjustable blinds, double vanity plus makeup station, soaker tub, 5â€™™ shower & a closet that will be the envy of all your friends. Two additional upstairs bedrooms, perfectly appointed laundry room with built-in cabinetry and a spacious bonus room giving you the



perfect area to wind down at the end of the day. The lower level consists of an open Rec Room, games area, wet bar with mini fridge and wine cooler, corner gas fireplace, 4th and 5th bedrooms and a 4-piece bathroom that connects to a second laundry room. The oversized double garage is fully finished with storage shelves and still has room for a full-size truck indoors!! Also included is a professional landscaping pkg with irrigation, hot tub under a pergola, custom built garden shed, central vacuum, exterior gas outlets, covered BBQ station, dual forced air furnaces & tons of storage. Don't forget you are just a short walk to the Elbow River and Griffith Woods Park as well as the Discovery Ridge shopping centre and all its amazing amenities.

Built in 2005

Essential Information

MLS® #	A2121367
Price	\$1,300,000
Sold Price	\$1,270,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,777
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Discovery Ridge Boulevard Sw
Subdivision	Discovery Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 4Y2

Amenities

Amenities	Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Skylight(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Fire Pit, Outdoor Grill, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 26th, 2024
Days on Market	15
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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