

\$619,900 - 30 Discovery Heights Sw, Calgary

MLS® #A2133253

\$619,900

4 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.05 Acres

Discovery Ridge, Calgary, Alberta

Looking for the "lock and leave lifestyle", but still want the space of a 2 storey home? This 1612 ft² + 732 ft² down 4 bedroom corner unit townhouse located in beautiful Discovery Ridge is sure to impress! As you enter the home you™ll be delighted with the open space and natural light flowing through the entire main floor which looks onto a forested green space through the large north east facing windows. The main floor level has been extensively renovated with newer flooring, a flat ceiling and pot lights, granite countertops, white cabinetry in the kitchen and gorgeous millwork throughout. The open kitchen space is functional and bright and flows into a formal dining area with access to a private rear deck and view of the natural forested reserve. The living area is perfectly proportioned and features a stunning feature fireplace with built-ins, a display mantle & crown mouldings. The main level also houses the laundry room, a two-piece powder room, a lovely entrance area and access to the attached double garage. Upstairs you will find three large bedrooms. The primary bedroom has an impressive, vaulted ceiling, a large ensuite with separate toilet room and a good sized walk-in closet. The larger of the second and third bedroom has vaulted ceilings and can easily be used as a family room! There is an additional four piece bath on this level as well. The basement is partially finished with a bedroom/office and an area that could be easily used as a gym, playroom, art, studio or



whatever flex space one might need. Large windows in the basement egress allow for great natural light. There is exceptional storage space on this level as well as it is partially undeveloped. Steps to Griffith Woods Park, the Discovery Ridge Community Centre, tennis courts, Pickleball courts, ice rink and the Elbow River pathways, this location is hard to beat! With the final stretch of the Ring Road now open, access to the mountains, the airport, Kananaskis and Bragg Creek are now a short drive! Close to both West Hills & Aspen Hills Shopping Centres, great schools and only 3 km to Westside Recreation Centre, Discovery Ridge is a community that is hard to beat.

Built in 2000

Essential Information

MLS® #	A2133253
Price	\$619,900
Sold Price	\$612,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.05
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	30 Discovery Heights Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 4Y6

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Bookcases, High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscaped, Street Lighting, Views, Wooded
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 3rd, 2024
Days on Market	17
Zoning	M-G d39
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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