

\$1,185,800 - 31 Discovery Ridge Crescent Sw, Calgary

MLS® #A2136692

\$1,185,800

4 Bedroom, 4.00 Bathroom, 2,377 sqft

Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

This outstanding and well-maintained Family Home is nestled in a prime location within the highly desired community of Discovery Ridge. Backing onto a picturesque green belt with a network of pathways, just steps away from two playgrounds, the home is perfectly situated to allow its owners the enjoyment of the parklike setting and daily nature walks. The home's timeless exterior showcases extensive stone detailing, peaked rooflines, beautiful large windows flooding the interior spaces with streams of natural light, an expansive upper deck complete with stairs descending to the tranquil back garden, and a lower level covered patio. Noteworthy is the NEW ROOF (replaced in 2021) and the installation of a SOLAR PANEL SYSTEM in 2022 (4.3 kW). The home offers a functional layout and features an impressive two-storey foyer, a front office that can also function as an additional bedroom, a spacious living room complete with a gas fireplace sided by custom built-ins, as well as a spacious formal dining room. The updated kitchen offers ample storage, stainless steel appliances (all replaced between 2019 and 2023), a beautiful marble backsplash design, a coveted walk-through pantry, and a light-filled breakfast nook leading out to the southwesterly upper deck. Ascending the curved staircase to the second floor, the primary suite is revealed offering complete privacy, a sitting area complete with another gas fireplace and a spa-like ensuite featuring a soaker tub, double



vanities, beautiful tile designs, and a walk-in closet. The second floor also offers two large children's bedrooms and another updated full bathroom. The walkout lower level features a spacious family/media room, an exercise/games area that can also be turned into a bar, an additional bedroom and yet another full bathroom. There is also a separate, spacious storage room in addition to the storage area under the stairs. This SPECIAL OFFERING MUST BE SEEN! Please note the following: new GARAGE DOOR installed in 2017; ATTIC INSULATION upgraded to R50 in 2018; new ROOF installed in 2021; SOLAR PANELS installed in 2022; BATHROOMS updated in 2023; HOT WATER TANK replaced in 2024.

Built in 2002

Essential Information

MLS® #	A2136692
Price	\$1,185,800
Sold Price	\$1,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,377
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Discovery Ridge Crescent Sw
Subdivision	Discovery Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 4R3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, See Remarks, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Interior Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 13th, 2024
Days on Market	14
Zoning	R-1
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

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