

\$1,580,000 - 39 Discovery Ridge Mount Sw, Calgary

MLS® #A2142323

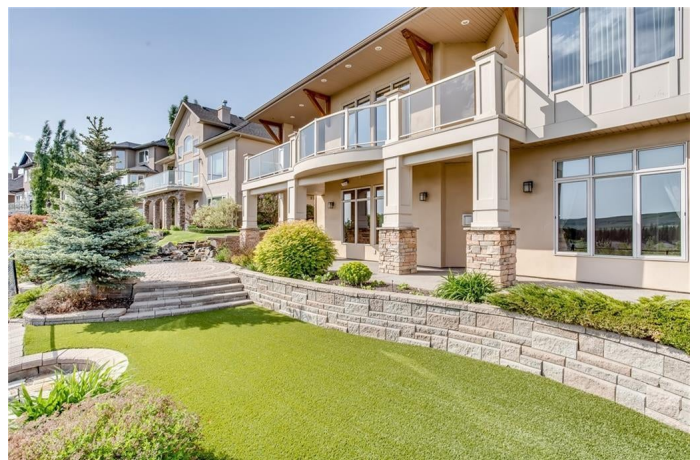
\$1,580,000

3 Bedroom, 3.00 Bathroom, 2,039 sqft

Residential on 0.17 Acres

Discovery Ridge, Calgary, Alberta

Views of the rocky mountains & sunsets from this outstanding contemporary bungalow with a SW west facing deck and patio in the backyard. Enjoy miles of walking/bike paths in Griffith Woods, close access to the Elbow River, a family oriented neighborhood occupied by families of all ages, an ice rink, outdoor tennis courts & large park for other activities. A must to view! 3600 SF of developed living space, a large entryway, walk-in front closet, open plan main floor, extensive cabinetry & millwork, new engineered hardwood flooring & granite countertops. The kitchen has a new fridge, new dishwasher, new oven & warming drawer and in the butler's pantry find plenty of storage, a full upright freezer and full fridge, washer and dryer. The main floor is home to the large primary bedroom with serene views of the forests and mountains with extensive warm tile in the ensuite, large walk-in closet & steam shower, as well as an office/dining room, powder room, & an outstanding grand dual staircase leading to a fully finished basement with in-floor heat. Entertain at the bar, TV area, the pool table or walkout to the beautiful low maintenance backyard with mountain views, extensive hard landscaping & no grass to cut! The walk-out basement has two spacious bedrooms, a three-piece steam shower, a full bar with fridge, freezer, dishwasher and wine fridge. Complete with Central air conditioning, alarm system, water softener, Bose sound throughout & all existing



blinds. A finished oversized (22' x 31'6")
double garage with in-floor heated epoxy
flooring and floor drains to enable you to keep
your garage and car clean all year long.

Built in 2004

Essential Information

MLS® #	A2142323
Price	\$1,580,000
Sold Price	\$1,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,039
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	39 Discovery Ridge Mount Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G3

Amenities

Amenities	Park, Playground
Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Bookcases, High Ceilings, No Smoking Home, Steam Room
Appliances	Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s),

	Garburator, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 21st, 2024
Days on Market	1
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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