



\$ 769,900.00

## 254 DISCOVERY RIDGE WAY SW CALGARY

<https://paulbrinton.com>

OPEN HOUSE SAT NOV 20 FROM 2-4. Beautifully situated on top of the ridge, this stunning home will exceed all of your expectations. The pride of ownership is second to none, and the location and design are perfect for families needing space. With 4 bedrooms up, a main floor office,...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1155542

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-28 09:07:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 4

**Date added:** 10/24/21

**Two Piece Bath:** 1

**Lot size:** 5996 sq ft

**Year built:** 2004

**Parking:** Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Association Amenities:** Park

**Community Features:** Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bar,Ceiling Fan(s),Closet  
Organizers,Granite Counters,High  
Ceilings,Jetted Tub,Kitchen Island,No Smoking  
Home,Pantry,See Remarks,Soaking  
Tub,Vaulted Ceiling(s),Vinyl Windows,Wired  
for Sound

**Total Parking:** 4

**Flooring:** Carpet,Hardwood,Tile

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** No Neighbours  
Behind,Landscaped,Treed,Views



**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Suite:** No

**Frontage Metres:** 14.66M 48` 1"

**Living Area SF:** 2520.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-1

**List Price Square Foot:** \$ 317.42

**Photo Count:** 50

**Construction Materials:** Brick,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Discovery Ridge

**Lot Size Acres:** 0.14

