

# \$1,450,000 - 456 Discovery Place Sw, Calgary

MLS® #A2198407

**\$1,450,000**

6 Bedroom, 5.00 Bathroom, 3,343 sqft

Residential on 0.11 Acres

Discovery Ridge, Calgary, Alberta

**HUGE PRICE IMPROVEMENT!** Welcome to your dream home nestled in the prestigious neighborhood of Discovery Ridge, adjacent to the stunning Griffith Woods Park. This exquisite residence is a haven of luxury and sophistication, designed to impress even the most discerning buyer. As you step inside, you are welcomed by soaring 10' ceilings and beautiful engineered hardwood flooring that set the tone for elegance. The ambiance is enriched by pot lighting and chic light fixtures, creating a warm and inviting atmosphere throughout the home. The kitchen is a chef's delight, boasting an abundance of premium cabinetry and countertop space. Equipped with stainless steel appliance package and an oversized quartz island, it's perfect for both entertaining and everyday cooking. Every detail has been considered, with luxury features such as large triple-pane windows, all-black fixtures, in-floor heating in the primary bedroom, a stylish tiled fireplace, under-cabinet lighting, built-in speakers, and two furnaces. On the second level, discover three generously sized bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The luxurious primary retreat is a sanctuary of relaxation, featuring a custom-designed walk-in closet with convenient access to the laundry room. The lavish 5-piece ensuite is designed for indulgence, complete with a deep soaker tub and rain head showers that make leaving this oasis a challenge. The bonus room on the second level is perfect for family



movie nights, offering a picturesque view of the open foyer below. The expansive basement is thoughtfully designed with two large bedrooms, a 4-piece bathroom, a games room, and a rec room, creating an ideal space for family gatherings or entertaining guests. The home features an oversized double car garage, ensuring ample space for your vehicles and storage. Zoning accommodates a legal suite, providing flexible living options. Conveniently located just 3 minutes from Stoney Trail and less than 10 minutes from Signal Hill Shopping Centre, this home offers easy access to a variety of amenities. Golf enthusiasts will appreciate the proximity to Elbow Springs and Pinebrook Golf & Country Clubs, making it a perfect location for leisure and recreation. Don't miss this opportunity to own a one-of-a-kind property in Discovery Ridge. This exceptional home combines luxury, innovation, and a prime location, making it the perfect place to call home.

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198407    |
| Price          | \$1,450,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,343       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 456 Discovery Place Sw |
| Subdivision | Discovery Ridge        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 3Y3                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                                   |
| Appliances        | Dishwasher, Range Hood, Refrigerator, See Remarks, Electric Oven |
| Heating           | Forced Air                                                       |
| Cooling           | Sep. HVAC Units                                                  |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Electric                                                         |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                               |
| Construction      | Cement Fiber Board                                            |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 46              |
| Zoning         | R-G             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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