

63 Discovery Ridge Circle SW  
Calgary, Alberta

MLS # A2155939



## \$1,050,000

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Lawn, Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot, Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Window Coverings, Central Vacuum System

Discover luxury living in your dream home in the sought-after community of Discovery Woods on a whisper-quiet street, where elegance meets convenience in this stunning residence! The beautiful front verandah, and garden w/a huge pergola. welcomes you as you step inside to find open sightlines and an embracing space with 14-foot ceilings that create an airy & inviting atmosphere. The main floor boasts real HARDWOOD and ceramic floors, 9-foot ceilings, and tons of windows inviting the light in!!! A formal dining area (or a large office for a work-from-home option) greets you and leads to the heart of the home &ndash; a gorgeous living room with a corner fireplace and the chef&rsquo;s dream kitchen w/ expansive granite countertops, a generous centre island, stainless appliances, & custom wood cabinets to inspire culinary creativity -- AND a window over the sink that looks out to a backyard that is a true oasis -- looks like something out of a magazine!! The spacious breakfast nook leads to the private deck that is perfect for entertaining and complete with a BBQ hookup. A chic 2-pc powder room and a convenient mudroom off the large garage w/ a spacious laundry complete the main floor. Ascend to the upper level to find a large light-filled bonus room w/ vaulted ceilings &ndash; perfect for relaxing, alongside three generously sized bedrooms. The luxurious primary bedroom retreat, complete with a 5-piece ensuite bathroom featuring a soaker tub, double sinks, and a separate shower impresses, and the secondary bedrooms are serviced by an additional 4-pc bath. This gorgeously finished home is extremely well-maintained (ask for a full list of noteworthy improvements) and is located steps to a Tot Park with direct access to the wilds of Griffith Woods. Truly a must-see!!