



**1 Discovery Ridge Link SW  
Calgary, Alberta**

**MLS # A2291643**



**\$1,123,800**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,335 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, No Back Lane		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	None.		

Live where everyday feels like your own personal getaway. Experience modern luxury and perfect harmony in this estate home just steps from Griffith Woods park. Where the Elbow river runs wild, deer roam and owls hoot at night. Explore over 7km’s of scenic trails in this active community. Your sprawling 4 bedroom home is truly the brightest daytime feel inside and is move in ready to enjoy. New modern and elegant upgrades just completed throughout ! Ideal for tranquil mornings or entertaining evenings. The travertine floors, inviting airy chef’s kitchen and soaring 9 foot ceilings make your space the crown jewel. Two other great features of this spectacular designed home include an upper bonus room and a main floor office . Kick back or rejuvenate in the private oversized 300 sq. foot primary suite like bedroom. Featuring two picturesque window seats and room for a comfortable sitting area. The spacious walk in closet with storage and spa like bathroom await you at the end of the day. Your fully developed basement boasts a 9 foot ceiling, full bath, 4th bedroom and entertainment centre with a wet bar. Welcome to your forever home in Calgary's most sought after community of Discovery Ridge. This gem of a home is a rare find. Come and enjoy the best of the best. Everything you need and more awaits you at &hellip;&hellip;... #1 Discovery Ridge Link SW .