



**12 Discovery Ridge Court SW
Calgary, Alberta**

MLS # A2307499



\$1,199,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Play structure, hot tub and gazebo, shed, central vac canister "as is", doorbell camera.

Fabulous upgraded home offering over \$200,000 in recent improvements! This beautifully maintained property features an open-concept layout designed for everyday living and entertaining. The main floor showcases a dedicated office complete with custom-built-in desks, filing drawers, and cabinetry, perfect for working from home, alongside a semi-formal dining room highlighted by an elegant domed ceiling. The vaulted Great Room is filled with natural light and anchored by a cozy wood-burning fireplace. The gourmet kitchen has been thoughtfully updated and includes professional-grade appliances, including a gas range, making it a chef's dream. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and luxurious five-piece ensuite. The fully finished lower level offers 9-foot ceilings, under-slab heating, new carpet, a large built-in entertainment center, a fourth bedroom (non-egress window), and an additional full bath, ideal for guests or extended family. Step outside to enjoy a custom stamped concrete patio and a low-maintenance yard with new artificial turf installed, perfect for hosting family and friends. Located on a quiet street with fantastic neighbours, this home truly reflects pride of ownership throughout.