



**430 Discovery Ridge Boulevard SW  
Calgary, Alberta**

**MLS # A2315500**



**\$969,800**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,191 sq.ft.	<b>Age:</b>	2005 (21 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>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Ahhhh&hellip; Discovery Ridge, this is the charm of Calgary&rsquo;s Westside. This home sits on a 5200 sq ft lot, at the quiet end of the Boulevard, with quick access to the WONDERS of Griffith Woods and the Elbow River Valley. Your family will love this community&hellip; hours will be spent wondering the trails, riding the bikes with no concern for traffic, tennis, pickle ball or skating at the community park, PLUS&hellip; quick access downtown or West to the mountains &ndash; an IDEAL LOCATION! This two storey offers 2191 sq ft above grade with 3 beds and a Bonus Room up and a large SOUTH FACING backyard for the kids to romp. On the main you will enjoy a Great Room plan in back, with a WARM & BRIGHT southern exposure. Beautiful mahogany hardwoods, &rsquo; ceilings, s/s appliances, cherry cabinets and granite counters through the kitchen. The open concept is great for entertaining with family & friends gathered around the center island. The main level also enjoys a private Den/Home office, behind French doors, at the entrance. Upstairs, a large Bonus Room under a vaulted ceiling, a large window offering a soft light and a view to the north and the Prairie foothills. The primary suite enjoys a warm, southern exposure and a 4 pc en suite and walk-in closet. The two additional beds up are well sized and share a 4pc bath. The basement awaits your touch, offering &rsquo; ceilings down as well. This home has been exceptionally well maintained, is move in ready and available for immediate possession &ndash; FANTASTIC!