



GRASSROOTS

REALTY GROUP

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**74 Discovery Ridge Heights SW
Calgary, Alberta**

MLS # A2320207



\$1,995,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,348 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: n/a

Welcome to Discovery Ridge! Perched high on one of the Westhills's most coveted streets, this custom 2-Storey Walk-out boasts stunning VALLEY + MOUNTAIN VIEWS! 4,625+ sqft of luxurious living & TIMELESS design. Stunning solid wood entry door leads inside to grand curved staircase + updated "Chef's Kitchen" with VIEWS, furniture piece center island with prep sink, new Quartz countertops, herringbone backsplash, painted cabinets, hardware + fixtures. Gorgeous living/family room detail + fireplace & feature wall. Nook / Flex area ideal for baby GRAND PIANO with coffered ceilings! Spacious formal dining, den/study with wall to wall of built-ins. Patio doors lead to WEST facing new duradek deck + glass railing with VIEWS + BBQ gas line. Spa like primary retreat boasting VIEWS, fireplace & sitting area, custom walk-in closet, updated 5 pc ensuite with custom 10 mil glass shower, soaker tub + new quartz countertops, faucets & hardware. 2 additional large bedrooms each with walk-in closets, built-ins + 4 pc privacy bath. Upper floor laundry with cabinetry + sink. Lower walk-out level ideal for entertaining with great room, media/flex room, games area, wet bar, 4th bedroom + 3 pc bath with tile laced shower + in-floor heating & 2 storage rooms. Additional features + upgrades include: Gemstone lighting, TRIPLE attached garage, aggregate driveway & patio, underground sprinkler, onsite finished WALNUT hardwood floors, A/C, (2) NEW HE furnaces, newer duradek, built-in speakers & so much more. Enjoy nature at your doorstep while living in the City! All of this is set within one of Calgary's most desirable, nature connected communities with direct access to pathways, parks, Griffith Woods & the ELBOW RIVER. Enjoy the lifestyle, quick access to Westhills, downtown, Stoney Trail + top tier schools.

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