



**13 Discovery Rise SW  
Calgary, Alberta**

**MLS # A2322070**



**\$1,995,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,126 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Wet Bar

**Inclusions:** Theater room setup including TV and speakers, Mirror in the entry, Mirror in 2pc bath, All speakers throughout

Set on one of the most coveted lots in Discovery Ridge, this exceptional estate residence offers a level of privacy, scenery, and exclusivity that is rarely available. Located on the prestigious Rise, this remarkable property captures sweeping mountain, pond, and rolling hillside views with no neighbors behind. Beautifully landscaped with in-ground irrigation, the setting exemplifies why Discovery Ridge remains one of Calgary's most sought-after communities. Offering over 5,500 square feet including a fully developed walkout basement, this custom-built home combines impressive scale with thoughtful design. The triple attached garage with in-floor heating, central air conditioning, stucco exterior, and extensive upgrades throughout reflect the quality and care invested in the property. The main level is anchored by an impressive great room featuring soaring vaulted ceilings, a gas fireplace, and expansive south-facing windows that frame the breathtaking views while filling the home with natural light. Rich walnut hardwood flooring flows throughout the main level and loft, enhancing the home's timeless character. Designed to accommodate both grand entertaining and everyday comfort, the main floor includes a formal dining room, breakfast nook, mudroom, laundry room, and a spacious front sitting room or office. The well-appointed kitchen features custom cabinetry, granite countertops, stainless steel appliances, a gas cooktop, built-in oven and microwave, and a walk-in pantry with an additional refrigerator. Step outside from both the breakfast nook and living room onto the expansive refinished wraparound deck (2021), extending across the rear of the home, perfectly positioned to capture all day sunlight while providing a front-row seat to the natural surroundings. The main-floor primary bedroom provides convenient single-level living and

features a generous walk-in closet along with a luxurious en-suite complete with in-floor heating, dual vanities, a soaker tub, steam shower, and private water closet. Overlooking the great room below, the open loft enjoys spectacular mountain views. Complete with its own four-piece bathroom, this versatile space is ideal as a home office, lounge, studio, or guest retreat. The fully developed walkout lower level is complete with in-floor heat, two additional bedrooms, two full bathrooms, and a tiered theatre room with a built-in entertainment system. The center-piece of the lower level is the massive recreation area and family room anchored by a second gas fireplace. The wet bar is exceptionally equipped with a sink, dishwasher, and refrigerator, while an adjacent storage room includes an additional sink for added convenience. A unique bonus space located beneath the garage is currently utilized as a gym, offering flexibility for hobbies, fitness, or workshop use. With an irreplaceable setting, outstanding privacy, and panoramic views rarely found within the city, this is truly a one-of-a-kind offering in Discovery Ridge.