



**6 Discovery Heights SW
Calgary, Alberta**

MLS # A2326187



\$599,900

Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G d39
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Stunning executive townhome in the highly desirable Discovery Heights complex! This location cannot be beat, super quiet location within the complex backing west to walking path to Griffith Woods. This 3 bedroom home shows beautifully and features updated hardwood flooring throughout, main floor office/den, perfect for those working from home, wide open main floor plan, ideal for entertaining, garden door from dining area to private back deck, corner fireplace in living room, main floor laundry room and privately placed powder room. Ascending the open staircase to the upper level you will find a huge primary suite with walk-in closet, and large spa-like ensuite bath with corner soaker tub and stand alone shower. The second and third bedrooms are super spacious and a family 4 piece bath completes this level. The lower level is fully finished with huge recreation room with wet bar and area for gym or a potential 4th bedroom. Large windows on this level allow for lots of natural light! This home in this location is an absolute must to see!