



## 206 DISCOVERY RIDGE Way Calgary Alberta

\$949,000

This IMMACULATE 2 Storey HOME has 2995.97 of Development w/DOUBLE ATTACHED GARAGE, 4 Bedrooms, 3 1/2 Bathrooms (incl/2 EN-SUITES), + 2 Decks, on a 5930 Sq Ft LOT in the Community of DISCOVERY RIDGE!!! GREAT Curb Appeal w/Trees (Spruce/Pine/Choke Cherry/Ornamental Crab Apple/Lilacs/Nine Bark), + Landscaping. Entering, you are greeted by the 17'11" Ceiling open to above, a Curved Wooden Staircase, Maple HARDWOOD Flooring, Updated Light Fixtures, + Neutral Colour Tones throughout. The 9' Ceilings on the main level give a SPACIOUS feel, + LARGE windows give NATURAL LIGHT. The Living room, + Dining Room are PERFECT for those dinners w/FAMILY, + FRIENDS around the table as you make MEMORIES together. The Kitchen to the Family room flow promotes ENTERTAINING or Big Gatherings. The Kitchen has Maple Cabinetry, SS Appliances, Tiled Backsplash, GRANITE Countertop, an Island w/Breakfast Bar, + a Corner Pantry. The Breakfast Nook will host Conversations, + Laughter w/LOVED ONES or a Romantic Candlelight Dinner. Patio doors lead out to the Deck. The Family Room has a Gas Fireplace to keep warm on those chilly nights as you cuddle up on the couch w/blanket or read a book, + a BUILT-IN Bookcase incl/Shelving. The Den/Office has options making it easy to work from home, a 2 pc Bathroom, + the Mud Room (Washer/Dryer Hookups behind the false wall) right off the garage door making it CONVENIENT to carry in groceries. The Grand Staircase takes you up to the upper carpeted floor where there is the Primary Bedroom w/Sitting Room, a WALK-IN Closet incl/BUILT-IN Shelving, + a 5 pc EN-SUITE w/Dual Sinks, Soaker Tub, Standing Glass Shower, + Water Closet. There is a 4 pc Bathroom, a 2nd, + 3rd Good-Sized Bedrooms. In the carpeted Full Basement are the COFFERED ceiling, GORGEOUS Wooden FEATURE walls, + BARN Doors making this a UNIQUE, + a COZY area for everyone. There is a Recreation Room ...

Primary Bedroom 21.92 Ft x 12.50 Ft

Other 9.50 Ft x 6.00 Ft

Other 7.25 Ft x 5.75 Ft

5pc Bathroom 12.58 Ft x 8.50 Ft

Bedroom 11.25 Ft x 10.08 Ft

Other 8.17 Ft x 6.00 Ft

Laundry room 7.50 Ft x 5.67 Ft

Furnace 22.00 Ft x 11.33 Ft

Other 8.08 Ft x 3.17 Ft

Living room 11.50 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Bedroom11.00 Ft x 10.58 Ft

4pc Bathroom7.58 Ft x 4.83 Ft

Recreational, Games room20.33 Ft x 11.83 Ft

Bedroom10.25 Ft x 9.00 Ft

3pc Bathroom10.00 Ft x 6.67 Ft

Family room18.33 Ft x 12.92 Ft

Kitchen12.92 Ft x 12.42 Ft

Dining room12.92 Ft x 7.92 Ft

Breakfast9.42 Ft x 6.00 Ft