



## 270 Discovery Ridge Way Calgary Alberta

\$995,000

Step into this meticulously maintained home, which boasts 4 bedrooms and 3.5 bathrooms, characterized by a mix of new and traditional designs flooded with natural light from the sunny south-facing windows. The well-appointed kitchen features stainless steel appliances, ceiling-height cabinets, and a large pantry containing your refrigerator. Adjacent to the kitchen, a cozy dining nook beckons for relaxed meals that seamlessly flows into the living area with a gas fireplace adding to the ambiance. To finish the main floor is a well-created laundry room with custom built-in storage and a 2-piece bathroom. Ascend the stairs to retreat to the master bedroom, complete with a luxurious 5-piece ensuite offering a jetted tub, dual sinks, and a large walk-in closet with built-in organization. The upper floor is home to two more bedrooms, a 4-piece guest bathroom, and a versatile bonus room for additional convenience. Descend to the fully finished basement, where a thoughtfully designed space awaits. Here, a generously sized family room and yet another gas fireplace for added warmth to the family room. Downstairs is completed with an additional guest bedroom. Step outside to the beautifully landscaped backyard, where a maintenance-free composite deck and a privacy wall are here for leisurely summer days. This home has ensured privacy with mature trees surrounding making this feel like a private oasis. Don't miss the opportunity to live in the sought-after area of Discovery Ridge in this cared-for home.

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Bedroom 10.75 Ft x 12.92 Ft

Family room 15.42 Ft x 25.92 Ft

3pc Bathroom 6.00 Ft x 9.42 Ft

Other 5.58 Ft x 9.92 Ft

Kitchen 11.92 Ft x 13.58 Ft

Dining room 8.50 Ft x 11.92 Ft

Living room 15.50 Ft x 17.42 Ft

Office 9.83 Ft x 10.58 Ft

Laundry room 6.92 Ft x 12.75 Ft

2pc Bathroom 4.92 Ft x 5.25 Ft

Primary Bedroom 11.42 Ft x 13.58 Ft

Bedroom 9.42 Ft x 12.25 Ft

Bedroom 9.42 Ft x 11.17 Ft

Bonus Room 12.25 Ft x 15.67 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft

5pc Bathroom 10.75 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
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