



## 216 Discovery Drive Calgary Alberta

\$2,300,000

Open House this Saturday 10:00am-12:00pm | Enjoy Nature at your Doorstep in this Absolutely Stunning Two-Storey Estate Home built in 2019 with Fully Finished Walk-out Basement, Triple Attached Garage and Backing Directly onto Griffith Woods Park in a Quiet Cul-de-sac Enclave of Discovery Ridge. This home was built to feature the south skyline & forested views from the south exposed rear lot on all three levels and will be sure to impress! As you enter this lovely home you are greeted by the grand foyer with a large front wooden door and beautiful wide planked engineered hardwood flooring thru-out. An executive-sized office with glazed french doors is just off the front entrance and offers convenience and privacy from the rest of the home. From there you are lead to the well-lit dining room which is perfect for large family gatherings and/or those who like to entertain, comes with a designer chandelier and views out the patio doors that lead you to the rear deck which over looks the backyard and forested Griffith Woods Park. The open concept kitchen features a huge island with bar seating, quartz countertops, shaker style soft close cabinetry, stainless steel appliances including a gas range, built in oven and microwave, plus a walk-thru butler pantry to the mud room off the triple attached garage. The rear living room off the kitchen features spectacular views of the park and skyline out it's many large windows, which also features remote controlled window coverings, a cozy gas fireplace and soaring 20' ceilings open to the bonus room, which gives this a truly special feeling of home. The upper level has brand new carpet and contains 4 large bedrooms, a huge bonus room which over looks the rear of the property offering great views out, a large laundry room and features a primary bedroom retreat with south views of Griffith Ponds, a luxurious ensuite bathroom with ...

4pc Bathroom 8.67 Ft x 6.50 Ft

Bedroom 12.42 Ft x 11.75 Ft

Recreational, Games room 35.42 Ft x 24.75 Ft

Furnace 17.00 Ft x 11.83 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Dining room 20.17 Ft x 13.33 Ft

Office 12.50 Ft x 10.67 Ft

5pc Bathroom 16.42 Ft x 16.08 Ft

Bedroom 12.83 Ft x 12.92 Ft

Bedroom 12.83 Ft x 12.67 Ft

Bedroom 13.25 Ft x 10.25 Ft

Bonus Room 21.17 Ft x 16.33 Ft

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

Listing Presented By:



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(CENTRAL)**

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Foyer 6.83 Ft x 10.67 Ft

Kitchen 16.83 Ft x 19.92 Ft

Living room 16.83 Ft x 12.08 Ft

Other 16.75 Ft x 6.33 Ft

Laundry room 11.00 Ft x 7.42 Ft

Primary Bedroom 15.42 Ft x 13.92 Ft

Other 14.58 Ft x 12.92 Ft