



## 30 Discovery Ridge Manor Calgary Alberta

\$1,850,000

OPEN HOUSE from 2 to 4 PM SATURDAY AUGUST 10th. One-of-a kind estate home in premium location BACKING ONTO GRIFFITH WOODS! In the heart of Discovery on a quiet CUL-DE-SAC, this custom built two storey with a fully developed WALKOUT BASEMENT includes an urban forest at your doorstep. The layout offers seamless transition from interior to exterior spaces, with architectural details, materials, and top quality, stain grade millwork creating a west coast feel which blend into the natural surroundings. Well designed to accommodate a busy family and almost 5000 sf of finished living space, there are FOUR BEDROOMS on the upper level, a main floor den, and huge mud room accessible off the both the front and garage entries. There is hardwood & tile flooring throughout the main and upper levels. The impressive foyer opens into the grand living area with VAULTED CEILINGS and stone fireplace as a focal point. The dining and kitchen areas make the home well suited to entertaining indoors and outdoors with a spacious adjacent upper patio. The lower level with IN FLOOR HEATING includes a games & recreation room with second fireplace, media and exercise rooms, 5TH BEDROOM, and four piece bathroom. The electric RAM Crystal ELEVATOR installed in 2019, creates added convenience and/or accessibility to all 3 levels. The upper patio and lower deck provide almost 1000 sf feet of outdoor space. Against the backdrop of nature, the outdoor hot tub and asphalt "sports" court provide extra opportunity for backyard enjoyment. The TRIPLE ATTACHED GARAGE (one tandem place) has over height ceilings and is drywalled with abundant lighting and storage. Residents in Discovery Ridge enjoy living with numerous amenities close by (shopping, schools, sports facilities, golf, access to Stoney Trail) and nature at your door step. The property is available for a new family to move-in early Oc...

4pc Bathroom Measurements not available

Bedroom 10.08 Ft x 12.25 Ft

Recreational, Games room 27.75 Ft x 22.58 Ft

Media 16.33 Ft x 18.33 Ft

Exercise room 11.00 Ft x 10.83 Ft

Den 14.00 Ft x 11.42 Ft

Other 13.50 Ft x 11.33 Ft

Laundry room 10.67 Ft x 8.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.92 Ft x 18.67 Ft

5pc Bathroom Measurements not available

Bedroom 10.00 Ft x 12.17 Ft

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

Listing Presented By:



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Calgary West Realty

<http://www.marshagraham.ca/>



CIR

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Kitchen	15.00 Ft x 20.50 Ft	Bedroom	12.67 Ft x 10.75 Ft
Dining room	12.17 Ft x 10.58 Ft	Bedroom	12.33 Ft x 13.25 Ft
Living room	23.58 Ft x 19.00 Ft	4pc Bathroom	Measurements not available