



131 Discovery Ridge Way Calgary Alberta

\$1,095,900

Very rarely do you find a home with so many exceptional features - FILLED WITH NATURAL LIGHT - The Great Room, Kitchen and Nook have 9-foot ceilings and are surrounded by 7 east, south and west-facing knee-to-ceiling windows - DIRECT MOUNTAIN VIEWS - Captivating vistas of the Rockies from the deck, main & 2nd floors - SOUTH-FACING WALKOUT BASEMENT - 9-foot ceilings professionally developed - GIANT 3 CAR GARAGE - Loads of space for your vehicles, bikes and storage. -- This attractive and appealing 3 + 1 bedroom home is nestled in the incomparable community of Discovery Ridge. In a short stroll you're in GRIFFITH WOODS - the giant 220-acre natural park that's filled with bird songs, walking trails, river streams, stepping stones, crystal springs and towering forests. When you choose Discovery, NATURE IS YOUR NEIGHBOUR! -- The BRIGHT & WELCOMING MAIN FLOOR of this beautiful home features the airy and spacious Great Room with gas burning fireplace, sunny nook and open kitchen with rich cherry wood cabinetry and generous-sized island. You'll enjoy the elegant dining room with a two-tiered ceiling and decorative arches. There is also a generous sized foyer, private powder room, and large mud room with a bench, built-in closets and plenty of storage space. -- 3 BEDROOMS, BONUS ROOM & LAUNDRY UPSTAIRS - The spacious Master has plenty of room for a king-sized bedroom suite - and has south and west-facing windows to see the morning sun on the mountains. The Master Ensuite is a true oasis with a huge soaker tub for two, steam shower, dual sinks, private water closet and skylight. Upstairs there are two additional quiet and comfortable bedrooms and 4-piece bath. The peaceful and serene BONUS ROOM is the perfect place to hang out, watch a movie and gaze at the rugged beauty of the Rockies. Topping off the upstairs is the extremely convenient Laundry station - no...

Recreational, Games room 26.00 Ft x 17.83 Ft

Other 10.08 Ft x 2.00 Ft

Bedroom 13.75 Ft x 9.83 Ft

Storage 11.83 Ft x 10.75 Ft

Furnace 9.08 Ft x 9.50 Ft

Foyer 13.33 Ft x 9.50 Ft

Other 10.83 Ft x 5.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.17 Ft x 14.83 Ft

Bedroom 11.83 Ft x 11.08 Ft

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Listing Presented By:



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4pc Bathroom .00 Ft x .00 Ft

Dining room 15.00 Ft x 10.92 Ft

Kitchen 14.00 Ft x 12.33 Ft

Breakfast 14.00 Ft x 8.33 Ft

Living room 15.50 Ft x 14.25 Ft

Bedroom 10.25 Ft x 12.08 Ft

Bonus Room 15.50 Ft x 14.33 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft