



## 14 Discovery Ridge Manor Calgary Alberta

\$1,595,000

FULLY RENOVATED, an exquisite DESIGNER'S TOUCH, this home IMPRESSES at every turn. This two storey walkout offers 4800+ sq ft of living space over three levels, 4+1 beds, 4.5 baths (2 en suites!), an over-sized garage to accommodate your Harley or workshop.... On a quiet crescent, a 7500 sq ft lot, professionally landscaped, buried in trees and backing a path at your gate with direct access to the wilds of Griffith Woods - PRIVATE & QUIET! The renovations begin at the curb, a stucco refresh, aggregate drive, a front porch and patio at the entrance, with an eye-catching privacy screen. Entering... 9' ceilings on the main, new wideplank white oak hardwoods, designer lighting & window coverings throughout, B/I speakers... in back the CHEF's DREAM - a new kitchen, just completed, along with the rest of the main floor in 2022! The kitchen features a 6 burner Jenn Air gas range and a professional series integrated fridge/freezer. On the main you will enjoy a private den/home office at the entrance, proper dining room, great room in back, the gourmet kitchen and direct access to your expansive rear deck. The center staircase leads you upstairs... the primary retreat, otop of the back of the house, features a canopy view of the volume of trees in back - SERENE! You will enjoy a large sleeping area, a generous lounge area and a full 5pc en suite. There are three additional beds up, one of which will please the princess of the house, or special guests, with its private en suite bath - GORGEOUS! The walkout level is a dream.... 9' ceilings, in-floor heat, a wall of windows invites the volume of trees in, providing a peaceful space to lounge or entertain. There is a media/theatre room, fully kitted with an A/V package and 80" tv; there is a family/rec room in back, with a wet bar, bar fridge and keg system included, a games area - pool table included, and a generous space t...

Family room 15.08 Ft x 12.50 Ft

Recreational, Games room 16.58 Ft x 11.92 Ft

Bedroom 11.42 Ft x 10.42 Ft

Media 14.08 Ft x 10.42 Ft

3pc Bathroom Measurements not available

Furnace 12.08 Ft x 10.50 Ft

Other 11.17 Ft x 7.92 Ft

Den 11.00 Ft x 10.50 Ft

Laundry room 11.17 Ft x 5.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.42 Ft x 14.25 Ft

Other 13.25 Ft x 10.33 Ft

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

Listing Presented By:



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Living room 14.67 Ft x 14.00 Ft  
Kitchen 15.42 Ft x 13.00 Ft  
Dining room 12.92 Ft x 12.25 Ft  
Breakfast 15.50 Ft x 11.92 Ft

5pc Bathroom Measurements not available  
Bedroom 12.08 Ft x 10.50 Ft  
Bedroom 12.08 Ft x 10.92 Ft