



## 353 Discovery Ridge Boulevard Calgary Alberta

\$1,278,000

OPEN HOUSE - Sat Dec 6(1-3) This is a GREAT LOCATION in Discovery Ridge. A 6400 sq ft lot, backing an environmental reserve, an expanse of prairie grasses blowing in the wind, steps to the Beaver Pond with no neighbours in back and a wonderful tiered Batu deck from which to enjoy it all - PEACEFUL & PRIVATE! Located at the quiet end of the Boulevard and mere steps to the wonderful wilds of Griffith Woods, the charm that is Discovery Ridge. This two storey Morrison Home reflects exceptional quality throughout and measures 2897 sq ft above grade with 3 beds and a large Bonus Room up. On the main you will enjoy a generous 1332 sq foot floor plan - WARM & INVITING - featuring a wide open Great Room in back, and an expanse of windows to capture the beauty that is our Prairie landscape... leading directly to your tiered Batu deck, summer evenings will be spent here! Highlights include hardwoods through the main & upper levels, 9' ceilings, Central A/C; the kitchen features a large center island/breakfast bar, and adjoining Breakfast Nook overtop the gardens, a s/s appliance pkg including a gas stove and a wall oven and quality cherry cabinets, rising to the ceiling; there is a proper Dining Room, open to the Great Room and a private Den/Home Office at the entrance, the custom cabinetry here will impress! Leading upstairs you will be drawn to the Bonus Room, with hardwood floors and its large south facing windows bathing the home in the warmth of the sun. The Primary Retreat enjoys a view to the environmental reserve in back, a large, relaxing space with a 5pc en suite with quartz countertops. The two additional beds are well-sized and share a 4pc bath. This home features an unfinished basement offering an additional 1300 sq ft of living space, currently utilized as a professional workshop, a broad, open space easily converted to meet your needs. Discovery Ridge, one of C...

Living room 17.42 Ft x 16.58 Ft

Kitchen 13.67 Ft x 13.67 Ft

Dining room 12.50 Ft x 10.17 Ft

Breakfast 10.92 Ft x 9.00 Ft

Bonus Room 18.75 Ft x 17.33 Ft

Primary Bedroom 16.67 Ft x 13.42 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 14.25 Ft x 10.75 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Den	12.00 Ft x 10.92 Ft	Bedroom	14.08 Ft x 10.92 Ft
Other	7.50 Ft x 3.92 Ft	Laundry room	9.08 Ft x 5.75 Ft
2pc Bathroom	.00 Ft x .00 Ft	4pc Bathroom	.00 Ft x .00 Ft