



95 Discovery Ridge Boulevard Calgary Alberta

\$1,380,000

Located in Discovery Ridge & backing onto a hillside & green space, this exceptional home offers ultimate privacy & a serene natural setting. The main level features 9-foot ceilings & an open-concept design, highlighted by a two-sided fireplace with a discreet TV hidden behind a two-way mirror, seamlessly connecting the living area to an executive office. A well-organized mudroom is thoughtfully designed to support a busy family lifestyle. The kitchen is a true showpiece, featuring a professional Miele appliance package, abundant wood cabinetry, granite countertops, tile backsplash, coffee bar, breakfast nook, & a massive breakfast bar—perfect for entertaining. Patio doors just off the breakfast nook create a seamless transition to the outdoor living space, making indoor/outdoor gatherings effortless in any weather. Upstairs, you'll find a spacious bonus room, a large primary suite with a completely renovated dream ensuite featuring quartz countertops, convenient upper-level laundry, & two additional well-sized bedrooms. The fully developed lower level offers incredible versatility with an open recreation room, games area, wet bar with bar fridge & wine cooler, corner gas fireplace, two additional bedrooms & a fully renovated four-piece bathroom. The oversized double garage is fully finished with storage shelving & still accommodates a full-size truck. Outside, the beautifully landscaped backyard is an entertainer's paradise, complete with a covered outdoor grill, BBQ gas line, hot tub, underground sprinklers, & a garden shed. Additional upgrades include two new furnaces, new blinds, new air conditioning & renovated all bathrooms (approx. \$120,000). Ideally located just a short walk to the Elbow River, Griffith Woods Park, and the Discovery Ridge shopping centre, this home offers an unparalleled lifestyle surrounded by nature & convenience. Welcome home! (id:6769)

Bonus Room 14.33 Ft x 12.00 Ft
Primary Bedroom 17.42 Ft x 15.83 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 14.08 Ft x 10.08 Ft
Bedroom 12.00 Ft x 11.92 Ft
4pc Bathroom .00 Ft x .00 Ft

Bedroom 14.17 Ft x 9.58 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 15.67 Ft x 12.25 Ft
Breakfast 12.75 Ft x 11.25 Ft
Living room 24.42 Ft x 20.25 Ft
Dining room 13.83 Ft x 11.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 8.33 Ft x 7.92 Ft

Den 13.25 Ft x 10.08 Ft

Recreational, Games room 26.33 Ft x 21.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 18.58 Ft x 13.25 Ft