



GRASSROOTS
REALTY GROUP

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19 Discovery Ridge Court SW
Calgary, Alberta

MLS # A2228918



\$965,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Discovery Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,102 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Oversized, Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Greenbelt, No Neighbours Behind | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, No Smoking Home | | |

Inclusions: Garage heater, Garden shed

OPEN HOUSE – Sat June 14(1-3pm) This is a STUNNING property in Discovery. Ideally situated on a quiet crescent, backing a path system, buried in trees offering ease of access in & out of the community and gate access to the path system which winds through the community to GRIFFITH WOODS PARK – FANTASTIC! This home offers 3065 sq ft of developed living space over three levels, 3+1 beds, 3.5 baths, a fully developed lower level offering a LARGE rec room, and 4th bed and bath for your house guests… and a 3 car HEATED garage!! On the main you will love the white oak hardwoods which run throughout and the open great room in back, which plays to the gardens and volume of trees in back, with a wood burning fireplace– WARM & COMFORTING! The kitchen features granite countertops, a center island/breakfast bar and s/s appliances. There is a lovely breakfast nook, leading to the deck and patio in back, and your own private oasis… a garden buried in trees – PRIVATE & QUIET. There is also a proper Dining Room and Living Room on the main, as well as a Den/Home Office. Upstairs the primary overlooks the gardens and green space in back and offers a relaxing lounge area and a full en suite. The two additional beds up are well-sized and share a 4pc bath. The lower level has been fully developed featuring a LARGE Rec Room, 4th bed and full bath. This leaves us to the rear yard – AMAZING! A wonderful deck and patio makes, a volume of trees between the yad and green space, makes this an inviting place to spend your summer evenings.