



GRASSROOTS
REALTY GROUP

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**63 Discovery Ridge Circle SW
Calgary, Alberta**

MLS # A2245397



\$999,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Discover luxury and tranquility in this beautiful home, ideally situated deep within Discovery Ridge on a whisper-quiet street, far from busy roads and traffic. From the welcoming front verandah to the manicured garden featuring a statement pergola, every element of this home exudes comfort, charm, and elegance. Step into the grand entrance with soaring 14-foot ceilings, setting the stage - the main floor showcases rich **HARDWOOD** and ceramic tile flooring, 9-foot ceilings, and expansive windows that flood the space with natural light. A flexible front room—perfect as a formal dining space or home office—leads into the heart of the home: a warm living room with a corner fireplace, and a chef-inspired kitchen with granite countertops, a generous centre island, stainless appliances, and custom wood cabinetry. A window over the sink offers a perfect view of the magazine-worthy backyard oasis—your private retreat. The sunny breakfast nook opens to a private deck, ideal for entertaining and complete with a BBQ gas hookup. A chic 2-piece powder room, a practical mudroom, and main-floor laundry off the oversized garage complete the level. Upstairs, a bright bonus room with vaulted ceilings provides additional living space, while three generously sized bedrooms offer flexibility and comfort. The luxurious primary suite boasts a 5-piece ensuite w/soaker tub, double sinks, and a separate shower, while a 4-piece main bath serves the secondary bedrooms. Steps to a Tot Park and direct access to the natural wonder of Griffith Woods! Lovingly maintained & thoughtfully updated—NEW 2-stage high-efficiency FURNACE, NEW HOT WATER tank, upgraded sump pump system with dual backup batteries & alarm, resurfaced front concrete, GFCI outlets, alarm system backup, freshly painted deck, newer garage door, exterior trim painted, fireplace serviced, and a

NEW carbon monoxide monitor added—truly move-in ready.