



**GRASSROOTS**  
REALTY GROUP

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**131 Discovery Ridge Way SW  
Calgary, Alberta**

**MLS # A2275287**



**\$1,095,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None.

Very rarely do you find a home with so many exceptional features &ndash; FILLED WITH NATURAL LIGHT &ndash; The Great Room, Kitchen and Nook have 9-foot ceilings and are surrounded by 7 east, south and west-facing knee-to-ceiling windows &ndash; DIRECT MOUNTAIN VIEWS &ndash; Captivating vistas of the Rockies from the deck, main & 2nd floors &ndash; SOUTH-FACING WALKOUT BASEMENT &ndash; 9-foot ceilings professionally developed &ndash; GIANT 3 CAR GARAGE &ndash; Loads of space for your vehicles, bikes and storage. -- This attractive and appealing 3 + 1 bedroom home is nestled in the incomparable community of Discovery Ridge. In a short stroll you're in GRIFFITH WOODS &ndash; the giant 220-acre natural park that's filled with bird songs, walking trails, river streams, stepping stones, crystal springs and towering forests. When you choose Discovery, NATURE IS YOUR NEIGHBOUR! -- The BRIGHT & WELCOMING MAIN FLOOR of this beautiful home features the airy and spacious Great Room with gas burning fireplace, sunny nook and open kitchen with rich cherry wood cabinetry and generous-sized island. You'll enjoy the elegant dining room with a two-tiered ceiling and decorative arches. There is also a generous sized foyer, private powder room, and large mud room with a bench, built-in closets and plenty of storage space. -- 3 BEDROOMS, BONUS ROOM & LAUNDRY UPSTAIRS &ndash; The spacious Master has plenty of room for a king-sized bedroom suite &ndash; and has south and west-facing windows to see the morning sun on the mountains. The Master Ensuite is a true oasis with a huge soaker tub for two, steam shower, dual sinks, private water closet and skylight. Upstairs there are two additional quiet and comfortable bedrooms and 4-piece bath. The peaceful and serene

BONUS ROOM is the perfect place to hang out, watch a movie and gaze at the rugged beauty of the Rockies. Topping off the upstairs is the extremely convenient Laundry station &ndash; no need to drag all your sheets and clothes up and down the stairs. -- The BRIGHT AND SPACIOUS WALKOUT BASEMENT features 9-foot ceilings, radiant in-floor heating, and huge west and south-facing windows in the large open area that covers the entire width of the house. Downstairs there is also a 4th bedroom, 4-piece bath, large Storage room, and Utility room with furnace and dual hot water tanks. The home also has Central Air Conditioning. -- PRIVATE, SUN-DRENCHED BACKYARD -- The BACK DECK has commanding views of the neighbourhood park, rolling foothills, the majesty of the Rockies and the vibrant Alberta sky. It's a perfect spot for entertaining or just enjoying beautiful summer evenings. Downstairs, the Walkout door opens onto a private covered cobblestone patio. Once outside, you'll love the sunny, south-facing, professionally landscaped back and side yards with mature trees and an attractive variety of perennials. THIS HOME HAS SO MUCH TO OFFER. BOOK YOUR SHOWING TODAY.