



**GRASSROOTS**  
REALTY GROUP

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**62 Discovery Vista Point SW  
Calgary, Alberta**

**MLS # A2275765**



**\$1,398,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

One of the most coveted estate locations in Discovery Ridge! This executive walkout bungalow showcases "MOUNTAIN and RAVINE VIEWS" from each level...4 bedrooms and over 3800 sq. ft. of total living space! With grand vaulted ceilings, large skylights, enormous windows, an abundance of natural light and space showcase all of the rich finishings throughout. Views from each level! An architecturally grand "floor-to-ceiling" 2-sided stone / metal decor fireplace is the unforgettable feature of the main level! Upgrades include: birch hardwood floors - in a walnut finish, extensive custom millwork (built-ins & cabinetry), designer window coverings, central A/C, in-floor heat, irrigation and a triple car garage. The Chef's kitchen - Viking/Sub Zero "built-in" appliance package, include gas range. An adjacent bright open dining space boasts stunning mountain views - with access to the oversized deck. The living area is adorned with mountain and ravine views, as you nestle beside the grand stone fireplace. The master retreat offers a SW exposure to the mountains, plus a "spa-like" ensuite with soaker tub and roughed-in steam shower and over-sized walk-in, with nearby laundry. An executive-styled office completes the main level. The walkout has heated floors throughout and is finished with the same level of cabinetry / built-ins as main level. It features a two-sided stone fireplace, 3 bedrooms, plus a large, open family/media space with wet bar for entertaining and direct access to an exceptional rear yard, professionally landscaped - on the RAVINE! Newer roof, hot water tank new 2019 and solar panels installed 2023! Enjoy the exceptional "Griffith Woods" - an outdoor oasis - with its paved and natural pathways, that give you the ultimate "forest bathing" feeling of relaxation and rejuvenation - steps from your door! \*Some photos have

been virtually staged.