



**57 Discovery Ridge Hill SW
Calgary, Alberta**

MLS # A2302464



\$899,980

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,762 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Open House Saturday, April 18 12:00 - 3:00 and Sunday, April 19 1:00 - 3:00 *NOT your standard duplex! The only attached wall to the neighbouring structure is a bump-out in the garage allowing extra space for storage. *Walk-Out Basement, Across from Green Space with Sunny Southwest Backyard! Almost 2700 sq ft of living space in this lovingly and beautifully maintained home. As you enter through the foyer, you are greeted with an abundance of natural light along with a calm and neutral colour palate, soaring 10 foot ceilings that add grandeur and height, and large windows with custom drapery that spill sunshine throughout. Natural maple hardwood adorns the whole main floor, and an elegant fireplace adds to the relaxing and inviting atmosphere. The kitchen boasts quartz countertops, a gas stove, large central island with eat bar, and a corner pantry, and flows seamlessly into the dining room. French doors, with a convenient retractable screen, lead to the upper deck where you can enjoy peaceful views of the lush yards. Also on the main floor are two bedrooms (one could also be used as an office), a large full bathroom, and a convenient laundry room. Upstairs, the luxurious master suite is a homeowner's dream and offers a relaxing and peaceful retreat at the end of a long day. It has vaulted ceilings, large windows looking over to the park, a seating area, an ensuite bathroom with a soaker tub, his and hers sinks and a large walk-in closet. The fully finished walk-out basement, with two additional bedrooms, a full bathroom and a large rec room, is bright with many windows and offers direct access to the sunny southwest yard. New Furnace (2023) New water softener and dechlorinator/water purifier (2023) New UV window protection film (2024 – living/dining room) All this in the highly sought-after community of Discovery Ridge, just steps from

greenspace, a network of community pathways and parks, and the beautiful Griffith Woods Park.