



GRASSROOTS
REALTY GROUP

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74 Discovery Ridge Road SW
Calgary, Alberta

MLS # A2122916



\$899,900

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, No Neighbours Behind, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cedar, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Wall mount for TV in basement

Welcome to 74 Discovery Ridge Road SW! This stunning 1498 SqFt fully finished 4-bedroom bungalow with 3 full bathrooms is located in the desirable community of Discovery Ridge. With its beautiful American Cherry Hardwood Flooring throughout the main living area, this home exudes warmth and elegance from the moment you step inside. The heart of this home lies within its magnificent kitchen, a chef's dream come true. Expansive granite countertops, complemented by rich maple cabinetry, and premium appliances including a 5-burner gas cooktop. Open to the dining area and a well-appointed living room, complete with an impressive 12' ceiling and one of two fireplaces, this kitchen sets the stage for entertaining perfection! Escape to the spacious primary suite that boasts a walk-in closet and an upscale 5-piece ensuite, offering a luxurious retreat after a long day. A flex room off the main entrance provides versatility, serving as either a formal dining area or a much-needed home office space. An additional bedroom, another full bathroom, and a convenient laundry/mudroom round out the main level, offering practicality and convenience at every turn. Curl up by the fireplace and take in a movie in the lower level family / rec room that features beautiful built-ins. 2 more large bedrooms are located on this level along with a 3 full bathroom and a huge storage room that keeps everything easily tucked away. A/C and a high efficiency furnace ensure year round climate comfort. Enjoy the private setting of your backyard on the rear composite deck and stone patio with no neighbours behind you! Discovery Ridge is an exceptional family community that offers its residents great lifestyle balance. Home to Griffiths Woods and easy access out when heading for the mountains while being just a short commute downtown. Do not wait, come and see today!

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