



**456 Discovery Place SW
Calgary, Alberta**

MLS # A2123681



\$1,599,999

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,338 sq.ft.	Age:	2023 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This exceptional home built by Melcom Homes is a true masterpiece that will impress even the most discerning buyer. Located in the prestigious neighbourhood of Discovery Ridge along Griffith Woods Park, this exquisite home offers top-notch finishes in every corner. As you enter the main floor, you'll be greeted by 10' ceilings, beautiful engineered hardwood flooring, and an oversized double car garage. The space is illuminated with pot lighting and chic light fixtures, creating a warm and inviting atmosphere. The kitchen is truly jaw-dropping, featuring tons of premium cabinetry and countertop space, a Bosh stainless steel appliance package, and an oversized quartz island. No luxury was spared in this home, with triple pane windows throughout, all black fixtures, in-floor heating in the primary bedroom, a tiled fireplace, under cabinet lighting, built-in speakers, a 75-gallon HWT, and two furnaces. On the second level, you'll find three generously sized bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The luxurious primary retreat boasts a custom-designed walk-in closet with access to the laundry, a lavish 5-piece ensuite with a deep soaker tub, and rain head showers that will make leaving the house difficult. The bonus room on the second level is perfect for movie nights, with its overlooking view of the open-to-foyer below. The basement is currently designed with two large bedrooms, a 4-piece bathroom, a games room, and a rec room, making it the perfect space for family time or entertaining. Additionally, the home is zoned to accommodate a legal suite. Conveniently located just 3 minutes from Stoney Trail and less than 10 minutes to the Signal Hill Shopping Centre, this home offers easy access to amenities. Golf enthusiasts will also appreciate its proximity to both Elbow Springs and Pinebrook Golf & Country Clubs. Don't miss out on the opportunity

to own this amazing home in Discovery Ridge. It truly is a one-of-a-kind property that combines luxury, innovation, and a prime location. Please inquire about the builder upgrade promotion