



**62 Discovery Heights SW
Calgary, Alberta**

MLS # A2140807



\$619,900

Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-G d39
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Soaking Tub, Walk-In Closet(s)		

Inclusions: Desk in Spare Bedroom & Bed in Master Suite

This gorgeous 3 bed, 2.5 bath end unit consists of an open floor plan, custom upgrades through-out and a double attached garage. The main floor features 9' ceilings, sparkling hardwood and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight, offering upgraded S/S appliances, gas stove, custom cabinets and a large breakfast bar that overlooks the separate dining area and large living room with a cozy gas fireplace surrounded by a custom built maple media center. Completing the main level is a 2pc bath and laundry area. Upstairs you will find a large master bedroom with vaulted ceilings, walk-in closet plus a full ensuite with a corner soaker tub and steam shower. Completing the upper level is a 4pc bath plus two additional bedrooms, one with vaulted ceilings a Palladian window and a built-in desk. The basement features 9' ceilings, large windows, a rough-in for bathroom plus a partially finished bar and plenty of storage space. Additional bonuses include a double attached garage, large driveway plus a new furnace motor, hot water tank and humidifier all in 2024. Situated at the top of Discovery Ridge with a walking path right off your front step leading to Griffith Woods Park an 89 hectare natural woodland park with miles of walking trails & cycling paths. Located close to Westhills shopping/restaurants and easy access to main roadways and Banff National Park.