



**270 Discovery Ridge Way SW  
Calgary, Alberta**

**MLS # A2143610**



**\$995,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,183 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees, Rectangular Lot		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Jetted Tub, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this meticulously maintained home, which boasts 4 bedrooms and 3.5 bathrooms, characterized by a mix of new and traditional designs flooded with natural light from the sunny south-facing windows. The well-appointed kitchen features stainless steel appliances, ceiling-height cabinets, and a large pantry containing your refrigerator. Adjacent to the kitchen, a cozy dining nook beckons for relaxed meals that seamlessly flows into the living area with a gas fireplace adding to the ambiance. To finish the main floor is a well-created laundry room with custom built-in storage and a 2-piece bathroom. Ascend the stairs to retreat to the master bedroom, complete with a luxurious 5-piece ensuite offering a jetted tub, dual sinks, and a large walk-in closet with built-in organization. The upper floor is home to two more bedrooms, a 4-piece guest bathroom, and a versatile bonus room for additional convenience. Descend to the fully finished basement, where a thoughtfully designed space awaits. Here, a generously sized family room and yet another gas fireplace for added warmth to the family room. Downstairs is completed with an additional guest bedroom. Step outside to the beautifully landscaped backyard, where a maintenance-free composite deck and a privacy wall are here for leisurely summer days. This home has ensured privacy with mature trees surrounding making this feel like a private oasis. Don't miss the opportunity to live in the sought-after area of Discovery Ridge in this cared-for home.