



**382 Discovery Ridge Boulevard SW  
Calgary, Alberta**

**MLS # A2160837**



**\$979,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,119 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Heated Garage, Off Street, Over		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, Landscaped, Le		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks		

**Inclusions:** wood shelving in the garage

Beautiful Executive home located on a large corner lot in Popular New Discovery. Enjoy privacy on a treed lot, siding onto a quiet cul de sac and nestled only a stroll away from the popular Griffith Woods. This appealing home boasts a stone and stucco exterior with wood batten accents and a steep roof pitch, all providing this home with tons of character. The two-car attached garage is over sized and features a large workshop /storage area. Step in the front door to a roomy foyer and a bright and open plan encompassing the great room, kitchen and dining area on the main floor, with extended high ceilings in addition. The great room has a modern gas fireplace centered between accent windows, engineered hardwood, and large south facing windows which offer plenty of sunlight. The kitchen is extra large in size with generous rich maple cabinets, a large center island with a sit-down breakfast nook, quartz countertops, a bonus window over sink, large walk in pantry, wine rack, and stainless steel appliances, including gas stove. The kitchen and main area is complimented with overhead pot lights as well. The expansive open area on the main level and windows makes an "atrium" like feel. Exit outside to a beautiful treed back yard setting through a garden door, and an extended covered balcony addition with covered storage under the deck. This space is fit to enjoy, even on a rainy day, and it feels large, open and well lit with vaulted ceilings, soffit, and pot lights, and is accented with powder coated railing and retreated with the privacy of natural tree cover. The South back yard exposure opens up and lengthens your evening enjoyment and sunshine. Also on the main floor is a 2-piece powder room and a separate laundry area/mud room with door to garage. On the 2nd level up the stairs to the right you have a really functional and unique bonus room area

with vaulted ceilings, a corner gas fireplace, large window and a hidden den area/office with privacy for work at home or a reading retreat. There are 3 generous bedrooms located upstairs starting with the extra large primary suite which includes a 5 piece ensuite bath and a walk in closet. The ensuite bath offers a large vanity with his/her sinks, an abundance of cabinet/drawer space and storage, a large soaker tub, tiled floors, tiled shower with glass entrance, a makeup vanity and mirror, and natural light from the two large windows. The two other bedrooms round out and complete the upper floor. Rest well with the cool air from your Central A/C! The basement area is unspoiled, just waiting for your special touch. This home is in immaculate condition and well cared for. The specific location of this home on the end of Discovery Ridge Boulevard means low traffic, and quick access to the park. Discovery has long been a destination area for nature lovers who enjoy the paths, river, parks and tranquil setting of the woods.