



**47 Discovery Ridge Circle SW  
Calgary, Alberta**

**MLS # A2161921**



**\$915,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,373 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Wow this is the one you have been waiting for and it is move in ready! Fantastic well cared for home that is on a spacious lot across from the playground and Griffiths WOODS PARK! Beautiful layout including a Formal dining space, Grand entrance with lots of natural light throughout the home! The Open Concept living room, dining and Kitchen are ideal for family living and hosting guests! Extensive counter and cabinet space! The lovely eat in nook is perfect as it allows access to your beautiful spacious yard and relaxation zone. The main floor features a half bath, pantry and laundry area! The upper level is Fantastic, including staircase lighting, Head up to a very spacious Primary with his and her closets, large spa like en-suite and lots of natural light! The additional bedrooms and shared upper bathroom are both ideal for queen sets or Kids room and are generous in size! Additional flex room/Bonus Room provides many options for use. The basement is unfinished and awaiting future development! The home features a newer roof,eves and soffits! Prime location at am attractive price! Ideal location walking and amenities footsteps away! So close to all shopping, highway and Stoney Trail with out any noise!