



**206 DISCOVERY RIDGE Way SW**  
**Calgary, Alberta**

**MLS # A2180693**



**\$949,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,174 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Fro		

<b>Heating:</b>	Forced Air, Natural Gas	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Alarm System without contract, 4 Ceiling Fans, Central Vacuum with Attachments, Draperies, Garage Door Opener with 2 Remote Controls, Roll Down Blinds, Venetian Blinds, Workbench in Garage

This IMMACULATE 2 Storey HOME has 2995.97 of Development w/DOUBLE ATTACHED GARAGE, 4 Bedrooms, 3 &frac12; Bathrooms (incl/2 EN-SUITES), + 2 Decks, on a 5930 Sq Ft LOT in the Community of DISCOVERY RIDGE!!! GREAT Curb Appeal w/Trees (Spruce/Pine/Choke Cherry/Ornamental Crab Apple/Lilacs/Nine Bark), + Landscaping. Entering, you are greeted by the "Ceiling open to above, a Curved Wooden Staircase, Maple HARDWOOD Flooring, Updated Light Fixtures, + Neutral Colour Tones throughout. The "Ceilings on the main level give a SPACIOUS feel, + LARGE windows give NATURAL LIGHT. The Living room, + Dining Room are PERFECT for those dinners w/FAMILY, + FRIENDS around the table as you make MEMORIES together. The Kitchen to the Family room flow promotes ENTERTAINING or Big Gatherings. The Kitchen has Maple Cabinetry, SS Appliances, Tiled Backsplash, GRANITE Countertop, an Island w/Breakfast Bar, + a Corner Pantry. The Breakfast Nook will host Conversations, + Laughter w/LOVED ONES or a Romantic Candlelight Dinner. Patio doors lead out to the Deck. The Family Room has a Gas Fireplace to keep warm on those chilly nights as you cuddle up on the couch w/blanket or read a book, + a BUILT-IN Bookcase incl/Shelving. The Den/Office has options making it easy to work from home, a 2 pc Bathroom, + the Mud Room (Washer/Dryer Hookups behind the false wall) right off the garage door making it CONVENIENT to carry in groceries. The Grand Staircase takes you up to the upper carpeted floor where there is the Primary Bedroom w/Sitting Room, a WALK-IN Closet incl/BUILT-IN Shelving, + a 5 pc EN-SUITE w/Dual Sinks, Soaker Tub, Standing Glass Shower, + Water Closet. There is a 4 pc Bathroom, a 2nd, + 3rd Good-Sized Bedrooms. In the

carpeted Full Basement are the COFFERED ceiling, GORGEOUS Wooden FEATURE walls, + BARN Doors making this a UNIQUE, + a COZY area for everyone. There is a Recreation Room for Movie/Game Nights, a Flex Room, a 4th Bedroom for GUESTS or teenagers (Legal Egress Window), a 3 pc EN-SUITE Bathroom, a Laundry Room w/Industrial Sink, + LG Washer/Dryer, an Electrical Room, + a Utility Room (STORAGE) incl/New Furnace (Dec 10/2024) w/Full Warranty, Power Humidifier, + 2 H2O Tanks. There is so much STORAGE in this HOME!!! In the AMAZING Irrigated Backyard, you have 2 Decks for sitting outside taking in the SUNSHINE or morning coffee & star gazing at night. There is PRIVACY, + retaining walls giving dimension to this Lot, a GARDEN area (check out the 3 summer photos!) making this Backyard an OASIS to RELAX in. As you UNWIND after a long day, you can host BBQs. Discovery Ridge has Programs/Events w/Community Centre for all ages. GRIFFITH WOODS PARK-an ENVIRONMENT RESERVE w/White Spruce Forest (230 ACRES), + Natural Wetlands. Wade in the ELBOW RIVER or use PATHWAYS for Biking/Hiking/Rollerblading/Running/Horseback Riding. SHOPPING, SCHOOLS, RESTAURANTS, + RECREATION are all close by. Access is Stoney Tr, Hwy 46, + Hwy 8. Book a showing TODAY!!!