

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

MLS # A2161921



\$905,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	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. Fridge, thermostats and garage door all with smart wifi. 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, eaves and soffits 2019! Landscaped backyard with concrete edging, large shed and extended deck. Stamped concrete all around. Prime location at an attractive price! Ideal location walking and amenities footsteps away! So close to all shopping, highway and Stoney Trail with out any noise!