

\$1,950,000 - 216 Discovery Drive Sw, Calgary

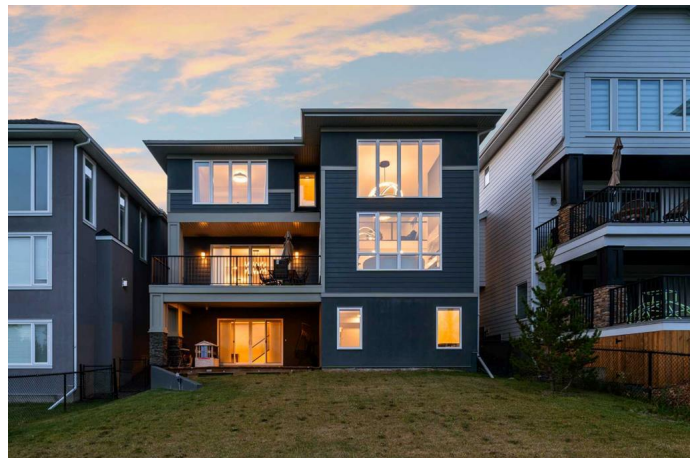
MLS® #A2172271

\$1,950,000

5 Bedroom, 4.00 Bathroom, 3,331 sqft
Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Enjoy Nature at your Doorstep in this Absolutely Stunning Two-Storey Estate Home built in 2019 with Fully Finished Walk-out Basement, Triple Attached Garage and Backing Directly onto Griffith Woods Park in a Quiet Cul-de-sac Enclave of Discovery Ridge. This home was built to feature the south skyline & forested views from the south exposed rear lot on all three levels and will be sure to impress! As you enter this lovely home you are greeted by the grand foyer with a large front wooden door and beautiful wide planked engineered hardwood flooring thru-out. An executive-sized office with glazed french doors is just off the front entrance and offers convenience and privacy from the rest of the home. From there you are lead to the well-lit dining room which is perfect for large family gatherings and/or those who like to entertain, comes with a designer chandelier and views out the patio doors that lead you to the rear deck which over looks the backyard and forested Griffith Woods Park. The open concept kitchen features a huge island with bar seating, quartz countertops, shaker style soft close cabinetry, stainless steel appliances including a gas range, built in oven and microwave, plus a walk-thru butler pantry to the mud room off the triple attached garage. The rear living room off the kitchen features spectacular views of the park and skyline out it's many large windows, which also features remote controlled window coverings, a cozy gas fireplace and soaring 20' ceilings open to



the bonus room, which gives this a truly special feeling of home. The upper level has brand new carpet and contains 4 large bedrooms, a huge bonus room which overlooks the rear of the property offering great views out, a large laundry room and features a primary bedroom retreat with south views of Griffith Ponds, a luxurious ensuite bathroom with soaker tub, oversized shower and a dream walk-in closet. The basement has also been professional finished and is wide open for your many activities, plus features another large guest bedroom and full bathroom. The yard is flat and great for kids and pets and has great access out the rear to the parks and paths. Many more additional features including lots of storage thru-out, 2 AC units, and all the bells and whistles expected of a home built in 2019. Don't miss this rare opportunity, call your favorite Realtor today to view!

Built in 2019

Essential Information

MLS® #	A2172271
Price	\$1,950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,331
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	216 Discovery Drive Sw
Subdivision	Discovery Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6A2

Amenities

Amenities	Trash
Parking Spaces	6
Parking	Parking Pad, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Quartz Counters
Appliances	Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Oven-Built-In, Humidifier, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private, Gentle Sloping, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Reverse Pie Shaped Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Days on Market	153
Zoning	R-G

HOA Fees 300
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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