

**125 Discovery Place SW
Calgary, Alberta**

MLS # A2186207



\$979,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Many Trees, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Undeniably, a rare opportunity to own within the quiet and highly sought-after community of Discovery Ridge, Calgary. Come enjoy this well-maintained, MOVE-IN ready home, with a WALK-OUT basement, the property has been FRESHLY PAINTED, and with BRAND NEW FLOORING of either Luxury Vinyl Plank or Carpet – seen in all 3-levels! You are greeted with a large den/designated office space and welcomed with a soaring ‘open-to-above’ feature located in the living great room - offering views of a serene treed lot picturesque backdrop! This bright open-concept layout offers a functional kitchen with plenty of counter space, stainless steel appliances, a corner pantry, and a central island that doubles up as a breakfast bar. The adjacent dining area is accompanied by large windows and direct access to your sunrise east-facing 14”3 x 7”7 deck, optimizing maximum natural light exposure. The main-floor is complete with a convenient 2-pc powder room, main-floor laundry with sink, and direct access to a double attached garage via front mudroom. The top-floor consists of an impressive primary bedroom with it’s very own 5-pc ensuite, enclosed walk-in closet with built-in shelving, two additional generously sized bedrooms, and 4-pc bathroom! The basement walk-out level is spacious & comfortable! You’ll find an additional family/entertainment room, the 4th bedroom, another 4pc bathroom, and a custom mini-bar with bar fridge, and a unique built-in wine cellar collection! Exactly what you need for utilization of the current space! FEATURES: Roof replaced 2021 | Large lot | Private and landscaped yard, surrounded by a variety of green lush, mature trees/shrubs | Gateway access to the Rocky Mountains/ Kananaskis Country | 1 min access from Stoney & Glenmore Trail | Downtown Calgary accessible in 15 mins!|This

property is situated in a quiet cul-de-sac, and only steps away from the sprawling 93 hectares of natural environment, also known as Griffith Woods Park. Quick access to top ranking schools, extensive paved pathways, urban shopping centers, trendy restaurants, and cafes. This home features an outstanding/unbeatable location, allowing for the perfect balance of City and Country life, don't delay and book your private showing today. Be sure to CHECK-out the virtual 3D tour!