

\$995,000 - 307 Discovery Place Sw, Calgary

MLS® #A2088838

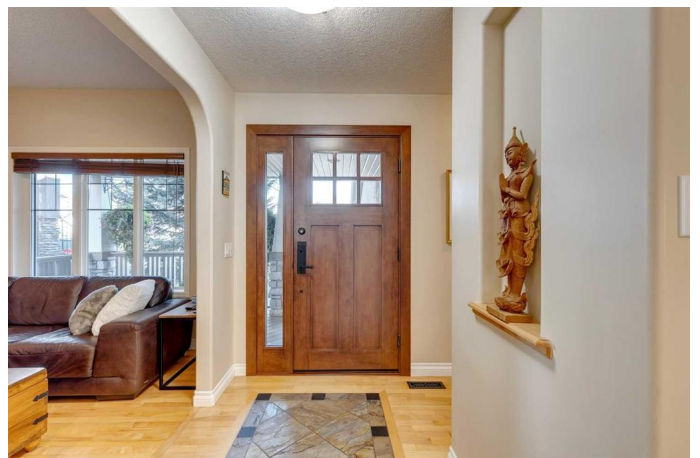
\$995,000

3 Bedroom, 3.00 Bathroom, 1,946 sqft

Residential on 0.11 Acres

Discovery Ridge, Calgary, Alberta

Beautiful and sophisticated home on a quiet cul-de-sac backing onto a treed walking path in upper Discovery Ridge mere steps to a playground, tennis courts and tranquil Griffith Woods Park! Meticulously crafted with neutral hues, natural elements and gleaming hardwood floors that come together flawlessly with stylish designer details. Overlooking the front porch is the front flex room ideal as a sitting room, den or an open and airy home office. The grand open to above great room is the stunning hub of the home flooded with natural light from oversized windows and sunny skylights yet kept comfortable by central air conditioning. Bright and inviting, the living room encourages time spent unwinding in front of the focal WOOD BURNING FIREPLACE. Bring back the art of cooking in the chef's dream kitchen featuring an abundance of cabinetry, stainless steel appliances, a gas stove, an expansive breakfast bar island and a pantry for extra storage. Encased in windows, the adjacent dining room leads to the serene and private backyard promoting a seamless indoor/outdoor lifestyle. A main floor bedroom and a full bathroom are ideal for anyone with mobility issues. Ascend the hardwood, iron-railed staircase to the upper level where a lofted den is a versatile space for an office, library or bonus room. At the end of the day retreat to the indulgent master suite where a charming Juliette balcony opens to let a warm breeze in. A full wall of built-ins provides exceptional storage for display pieces, media



and enclosed items. Feel spoiled daily in the lavish ensuite boasting dual sinks, extended cabinetry, a deep soaker tub and an oversized rain shower. The finished basement is the perfect continuation of the home with large windows adorning the massive family and rec rooms encouraging engaging conversations in front of the wood burning fireplace flanked by built-ins. Grab a snack or refill your drink at the wet bar with 2 beverage fridges and peninsula island to gather around. Relish in a true spa-like experience in the sauna creating the perfect escape after a long day or a tough workout. Completing this level is a 4th bedroom and another full bathroom with a luxurious steam shower. Savour morning coffees, summer barbeques or soaking up the sun on the rundle flagstone patio in the rear yard nestled amongst mature trees. Roast marshmallows under the stars around the built-in firepit. Backing onto the walking path that leads to a playground and winds its way around this nature loving community is perfect for outdoor enthusiasts, dog owners and extra play space for the kids. Nearby are several enviable golf courses, endless shops and amenities at West 85 in Aspen Woods, numerous activities and events at West Side Rec Centre and just a quick drive to Winsport, simply a phenomenal location!

Built in 2001

Essential Information

MLS® #	A2088838
Price	\$995,000
Sold Price	\$1,025,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,946
Acres	0.11

Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	307 Discovery Place Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N7

Amenities

Amenities	Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Refrigerator, Freezer, Garage Control(s), Garburator, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Water Conditioner, Water Softener, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees

Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 25th, 2023
Days on Market	5
Zoning	R-1
HOA Fees	307.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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