



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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

**MLS # A2284828**



**\$995,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Discover luxury and tranquility in this beautiful home, ideally situated deep within sought-after Discovery Ridge. From the inviting front verandah to the manicured garden with a statement pergola, every detail reflects comfort and elegance. The grand entry features soaring 14-foot ceilings, while the main floor offers hardwood and ceramic tile flooring, 9-foot ceilings, and large windows filled with natural light. A flexible front room works perfectly as a formal dining area or home office. The heart of the home includes a warm living room with corner fireplace and a chef-inspired kitchen with granite countertops, centre island, stainless steel appliances, and custom wood cabinetry. A window over the sink overlooks the private, magazine-worthy backyard oasis. The sunny breakfast nook opens to a private deck with BBQ gas hookup&mdash;ideal for entertaining. A 2-piece powder room, mudroom, and main-floor laundry off the oversized garage complete the level. Upstairs features a bright bonus room with vaulted ceilings, three generous bedrooms, and a spacious primary suite with a 5-piece ensuite including soaker tub, double sinks, and separate shower, plus a 4-piece main bath. Steps to a Tot Park and direct access to Griffith Woods. Lovingly maintained with numerous updates including NEW high-efficiency furnace, NEW hot water tank, upgraded sump pump with dual battery backup, newer garage door, and more&mdash;truly move-in ready.