

**222 Discovery Place SW**  
**Calgary, Alberta**

**MLS # A2202815**



**\$1,099,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,426 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<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>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** Water Softner (As-Is), Sprinkler System (As-Is), In floor heating (As-Is).

Welcome to this exquisite home located in the alluring community of Discovery Ridge! Sitting on a quiet cul-de-sac, is this large 2 story home with a finished walk out basement! Walk in, and you are instantly greeted with the open to below atrium with it's high ceiling! Open concept design on the main floor, gives you a large and bright living room with a fireplace, and a large dining room. Spacious kitchen with a walk-in pantry. Upstairs, an enormous primary bedroom with a sizable full ensuite bath to match, and 2 other good sized bedrooms with bright and sunny SW facing windows. In the Walk Out basement, there is a large and open living space, with a fireplace and a wet bar, plus 2 more bedrooms. The beautifully landscaped backyard, with ample trees providing privacy. Backing directly onto a walking path, that leads out to one of many green spaces in the community! Discovery Ridge is the ideal community to experience executive lifestyle, and a perfect blend of nature, with the serene Griffith Woods Park and the tranquil Elbow River flowing through. Come view your future home today!