

## 33 Discovery Rise SW Calgary, Alberta

MLS # A2272910



# \$1,999,999

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,004 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Oversized, Triple Garage Attac		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Retractable awning (1), air conditioning units (2), alarm system, built in bench cushions.		

Tucked into one of the most coveted areas in Discovery Ridge is 33 Discovery Rise SW. Backing onto Griffith Woods Park & the Discovery Ridge Ponds, this beautifully updated South facing walkout home offers year-round views & daily connection to nature that is rarely found in the city. From glowing West sunsets & summer sun showers to winter mornings & dramatic seasonal skies, the scenery is always changing. Rocky Mountain views to the West paired with sweeping Elbow River valley landscapes delivers a rural feeling with the perks of city living. The front entrance is thoughtfully arranged with a private main-floor office tucked away alongside an elegantly updated powder room. As you enter, you are met with solid hardwood floors flowing throughout the main level, complemented by stain resistant carpet upstairs. The open concept main floor is designed for gathering, blending the kitchen, dining spaces, & living area into one cohesive experience. The great room boasts soaring ceiling heights featuring coffered details with oversized windows framing the stunning views. A striking fireplace finished in sleek tile is double sided to the office & a statement crystal chandelier adds elegance & warmth. Enjoy your updated gourmet kitchen featuring granite countertops, trendy tile backsplash, updated appliances, a spacious pantry, & refreshed two-tone cabinetry. A curated outdoor living space with glass inserts preserving open sightlines, low maintenance Duradek, & a motorized retractable awning come together to provide the perfect setting to get some shade from Calgary's renowned sunny days or enjoy sun showers & electrical storms. Upstairs, an ideal family layout open to the lower level includes three bedrooms filled with natural light. The primary retreat captures South exposures & West evening glow. The thoughtfully updated ensuite includes a quartz

topped dual vanity, stand alone soaker tub, heated floors, & a glass enclosed shower with floor-to-ceiling luxurious tile & a wood accent bench. This leads directly into your custom walk-in closet featuring plenty of hanging, drawers, & open cabinetry to display your favorite designer pieces. The two additional spacious bedrooms are complemented by a 4-piece bathroom, ideal for family & guests. Enjoy the walkout lower level adding remarkable flexibility with radiant in-floor heat, a dedicated fitness room, fourth bedroom, a 4-piece bathroom, & an open media/family space with room for a games area & future bar potential. The triple attached garage provides ample space for vehicles, storage, & seasonal gear. High efficiency furnaces, 2 A/C units, Nest thermostats, humidifiers, an air purification system, & central vacuum provide comfort & ease year-round. All of this is set within one of Calgary's most desirable, nature connected communities with direct access to pathways & Griffith Woods. Enjoy the lifestyle, quick access to Westhills, downtown, & top tier schools.