

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

MLS # A2284828



\$995,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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—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—truly move-in ready.