

samcorea

SAM

DISCOVERY RIDGE



62

DISCOVERY RIDGE HEIGHTS, SW

RE/MAX[®]
HOUSE OF REAL ESTATE

403 870 8811 | www.SamCorea.ca



The formal dining room is truly an elegant space with crown moulding, hutch niche and gorgeous hardwood flooring - you'll jump at the chance to show it off to guests. Retire to the covered veranda after the meal through lovely garden doors.



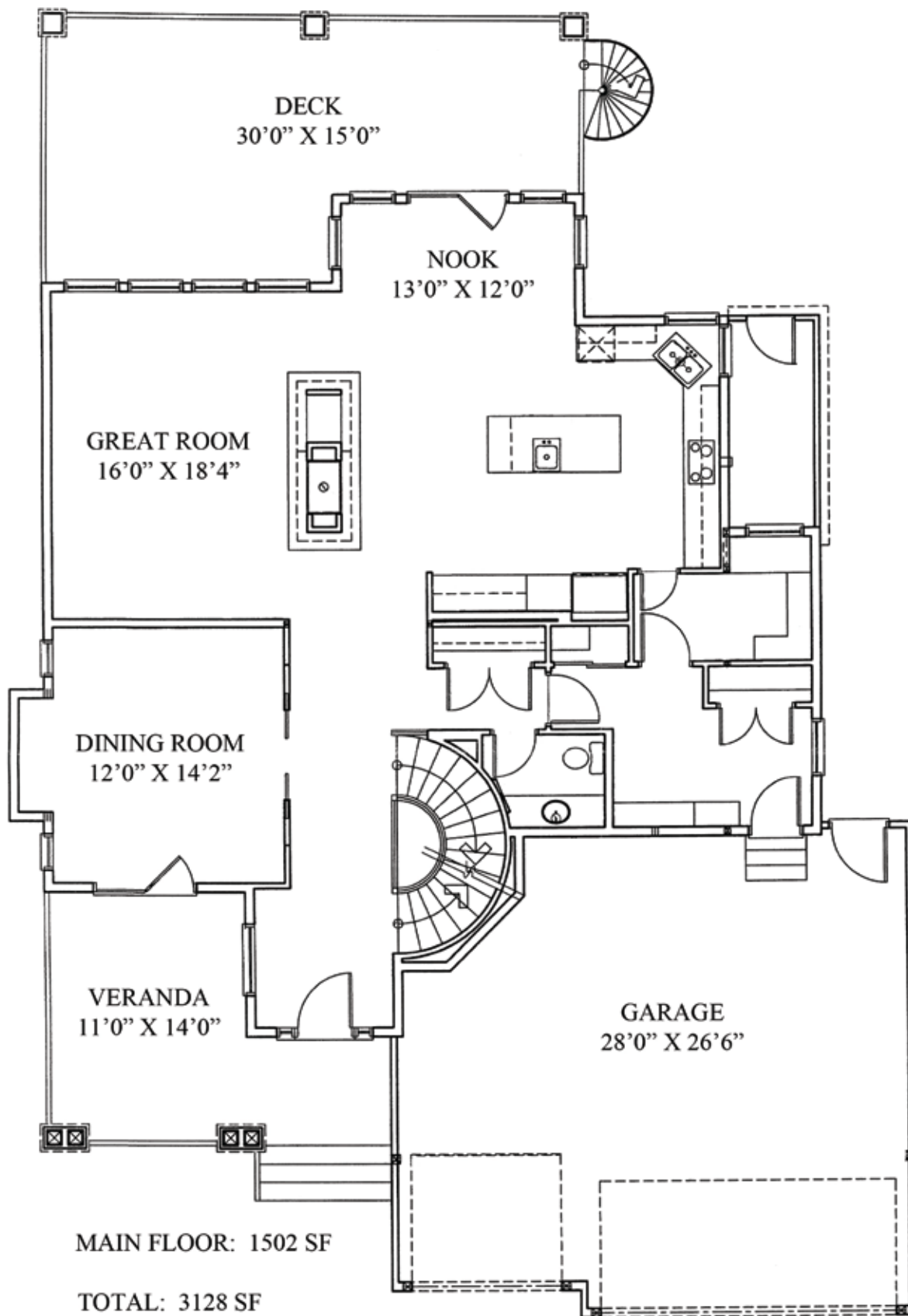
Your guests can relax by the fire and take in the stunning mountain views from this great room. With convenient access to the adjacent kitchen, this is a great space for entertaining.

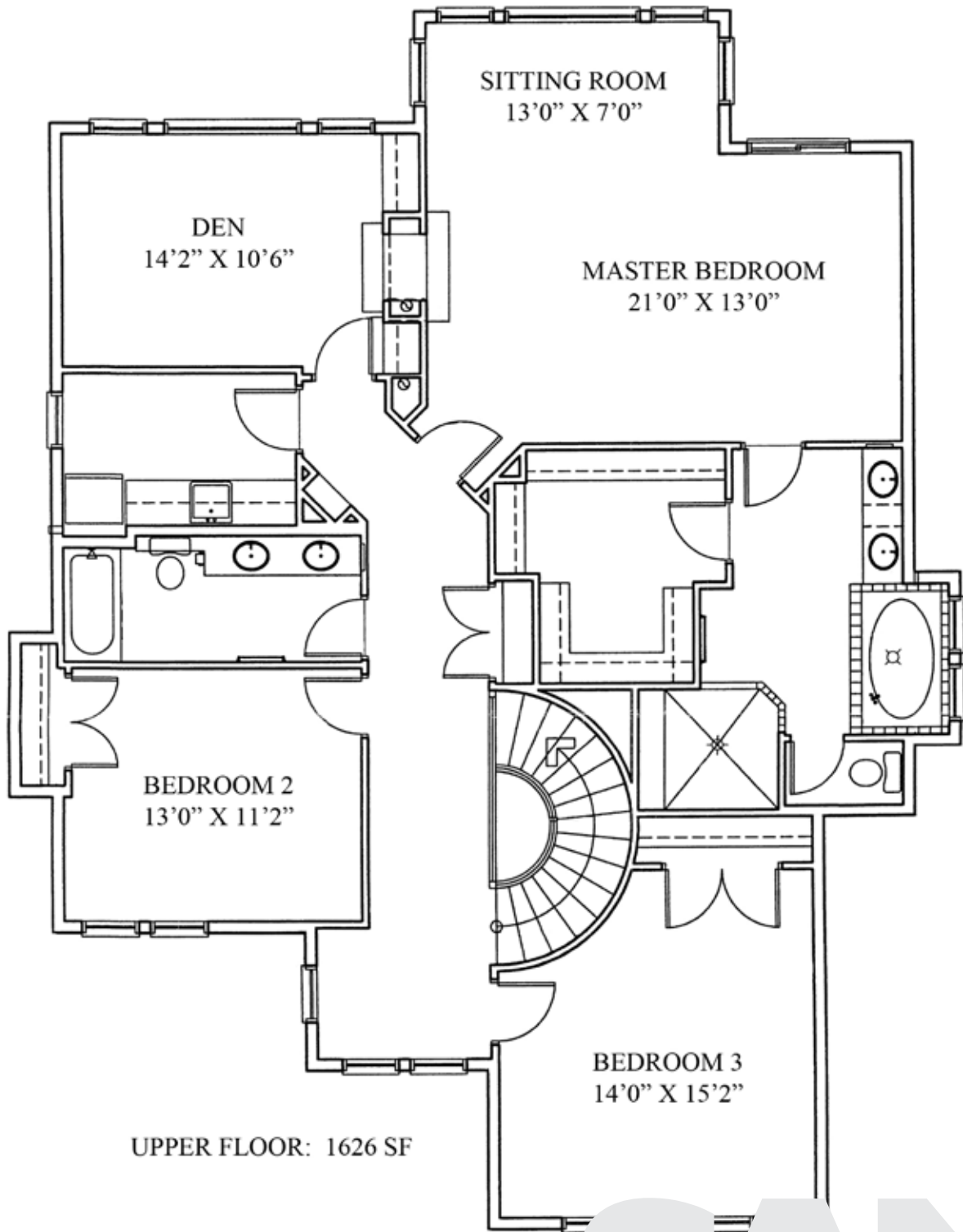


The gourmet's kitchen is sure to dazzle the chef in your family with its oversized central island, granite countertops, premium appliances, convenient walk-thru pantry with butler's station and plenty of storage in timeless cream-coloured cabinetry.



A great room to get away from it all! The master bedroom boasts gorgeous mountain views, a 2-sided gas fireplace (shared with the den), large sitting room and a luxurious, spa-inspired ensuite bath with heated floor - your own private oasis.

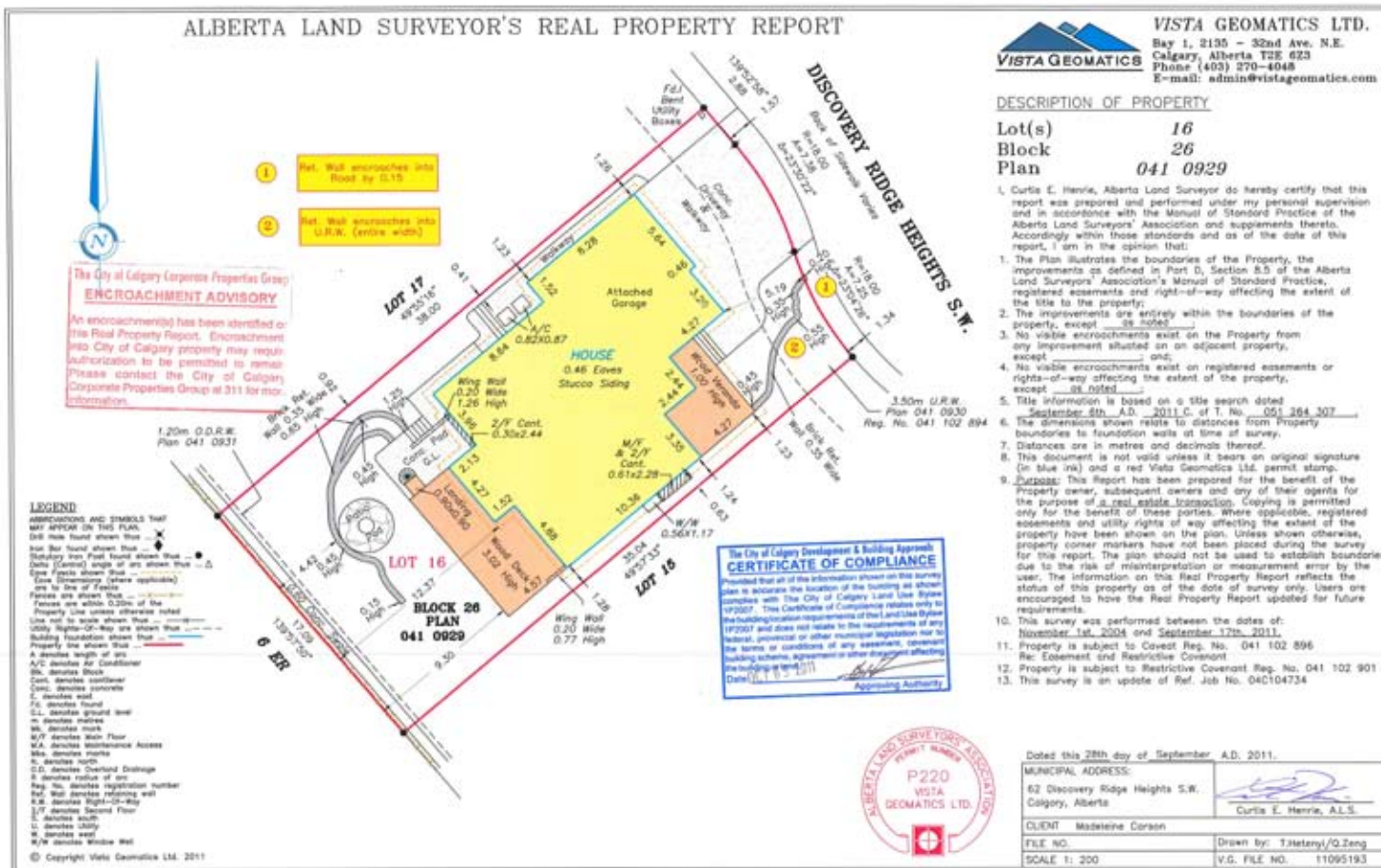




SAM



The beautifully landscaped yard frames amazing mountain views from both the massive main floor deck (with remote retractable awning with roll down sun/privacy screens) and the exposed aggregate patio with paving stone firepit.



PROPERTY FEATURES

District:	C070 - Discovery Ridge	MLS:	C3504958
Legal:	Plan 0410929, Block 26, Lot 16	Rooms:	7/3 + 1 with Den
Zoning:	R-1	Taxes:	\$7,651 (2011)
Occupancy:	Seller	Year Built:	2004

Style:	2 Storey	PRICE:	\$1,495,000
Lot:	48' x 124' (14.6m x 38m)	Front Exposure:	Northeast
Size:	3128 SF (290.60 m2)	Landscaped:	Yes, beautifully
(Lower):	1105 SF (102.66 m2)	Fenced:	Yes, partially
Flooring:	Hardwood, carpet, tile	Exterior:	Stucco, stone
Heating:	Forced-Air (2) & In-Floor	Roof Type:	Asphalt shingles
Fireplace:	Yes (3) gas-fuelled	Possession Date:	90 days/negotiable

MAIN LEVEL		UPPER LEVEL	
Great Room:	18'0" x 14'0"	Master Bedroom:	21'0" x 13'0" + sitting area
Kitchen:	19'9" x 14'3"	Bedroom 2:	13'0" x 11'2"
Nook:	13'0" x 12'0"	Bedroom 3:	15'2" x 14'0"
Dining Room:	14'2" x 12'0"	Den/Study:	14'2" x 10'6"
		Family Room (bsmt):	32'6" x 16'10"
		Bedroom 4 (bsmt):	11'0" x 10'8"
Bathrooms:	(4) 1 - Two piece, 1 - Four piece, 1 - Five piece, 1 - Eight piece ensuite		
Basement:	Walkout: fully finished to include a family room, games area with wet bar, 4th bedroom & full bath		
Parking:	Triple oversized attached garage with remote door access, built-in storage & finished floor (28'0" x 26'6")		

INCLUDED IN PRICE

Stainless steel kitchen appliances to include: Viking gas cooktop with griddle, hoodfan, Miele built-in oven, Kenmore French door fridge with freezer drawer & ice/water dispenser, Bosch dishwasher, Panasonic microwave; also included is the LG fridge in the pantry, all of the window coverings, washer & dryer, bar fridge, (2) central air-conditioning units, (2) garage door openers with (3) remotes, alarm system & underground sprinkler system.

Excluded: Head board in second bedroom

REMARKS

Sweeping mountain views are yours on this quiet, low-traffic street in Discovery Ridge. Gorgeous 2-storey set on the ridge with over 3000 SF + developed walkout basement. On the main floor is a formal dining room opening to a covered veranda with skylights, bright great room with mountain views and 2-sided gas fireplace shared with the gourmet's kitchen with centre island, granite countertops, gleaming hardwood and walk-thru pantry with dual swinging doors. The breakfast nook also enjoys mountain views and access to the large main floor deck with retractable remote-controlled awning with roll down screens. Ascend the curved staircase to the upper floor where you'll find a den and 3 bedrooms including the stunning master with 2-sided gas fireplace shared with the den and luxurious 8 piece ensuite with heated floor, deep soaker tub, and separate shower with regular, raindrop and body jet shower heads. An additional bath with skylight and laundry room complete the upper level. The professionally developed basement, with heated floors, hosts a large family room with corner gas fireplace, games area with wet bar, 4th bedroom and full bath. The beautifully landscaped yard frames stunning mountain views from both the large main floor deck and the exposed aggregate walkout patio. Underground sprinklers and an attached storage shed are convenient additions to this stunning yard. Welcome home!

"Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

62

DISCOVERY RIDGE HEIGHTS, SW

C 403 870 8811
T 403 686 7800
F 403 685 3761

Sam@SamCorea.ca
www.SamCorea.ca

samcorea

RE/MAX®
HOUSE OF REAL ESTATE

SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

A QR code is simply a barcode on steroids, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!

