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SAM

DISCOVERY RIDGE



295

DISCOVERY RIDGE BLVD, SW

RE/MAX<sup>®</sup>  
HOUSE OF REAL ESTATE

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The large great room boasts a beautiful gas fireplace with stone facing and built-in curio shelving. Your guests can relax with a glass of wine while you prepare dinner in the adjoining kitchen.



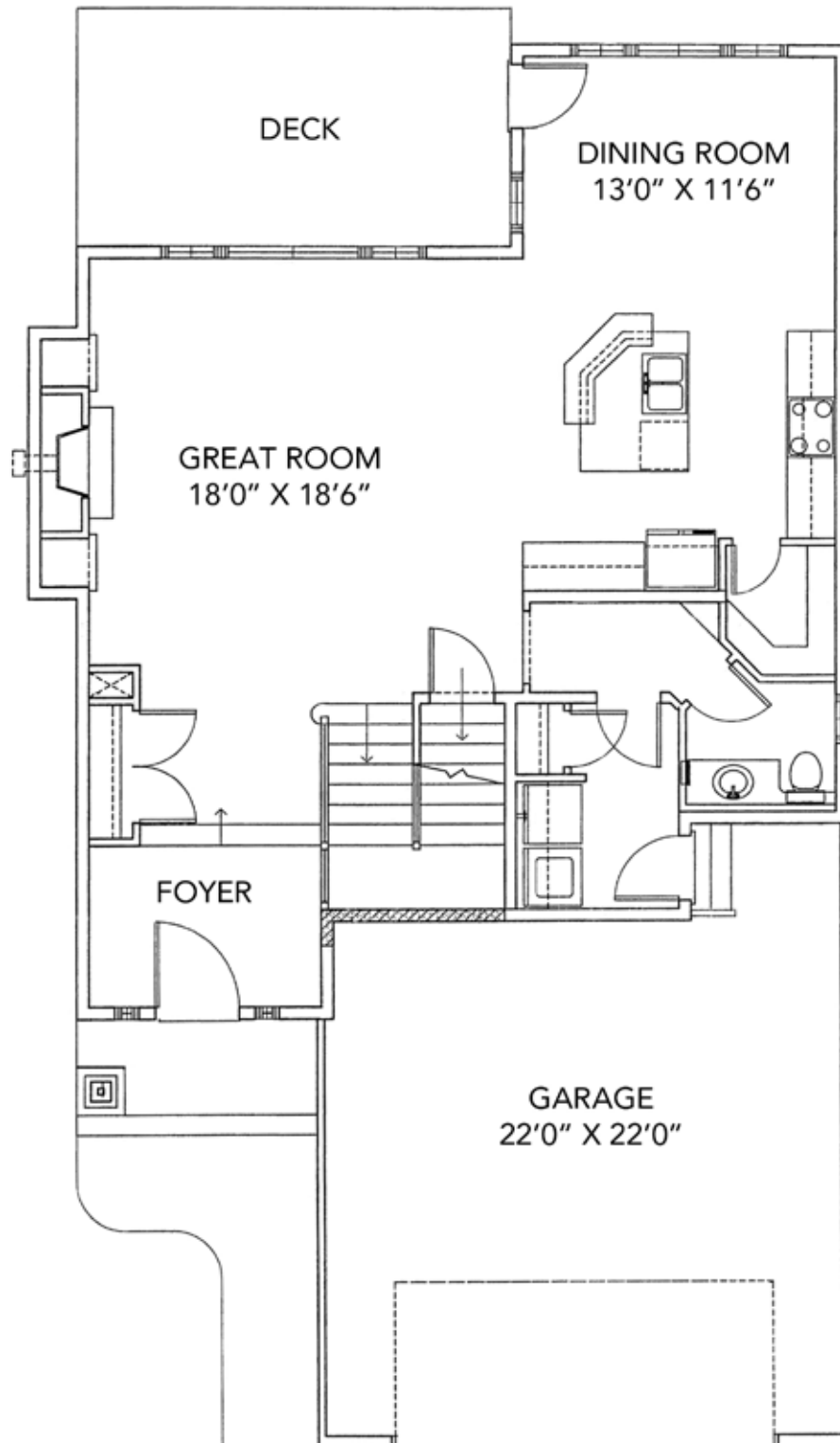
Boasting gleaming hardwood flooring, granite countertops, large centre island with built-in wine rack, sleek maple cabinetry and direct access to the large dining room - this kitchen is sure to please.



Curl up by the cozy gas fireplace with the latest bestseller or watch the week's big sporting match in this bright bonus room with lofty 10' ceiling.

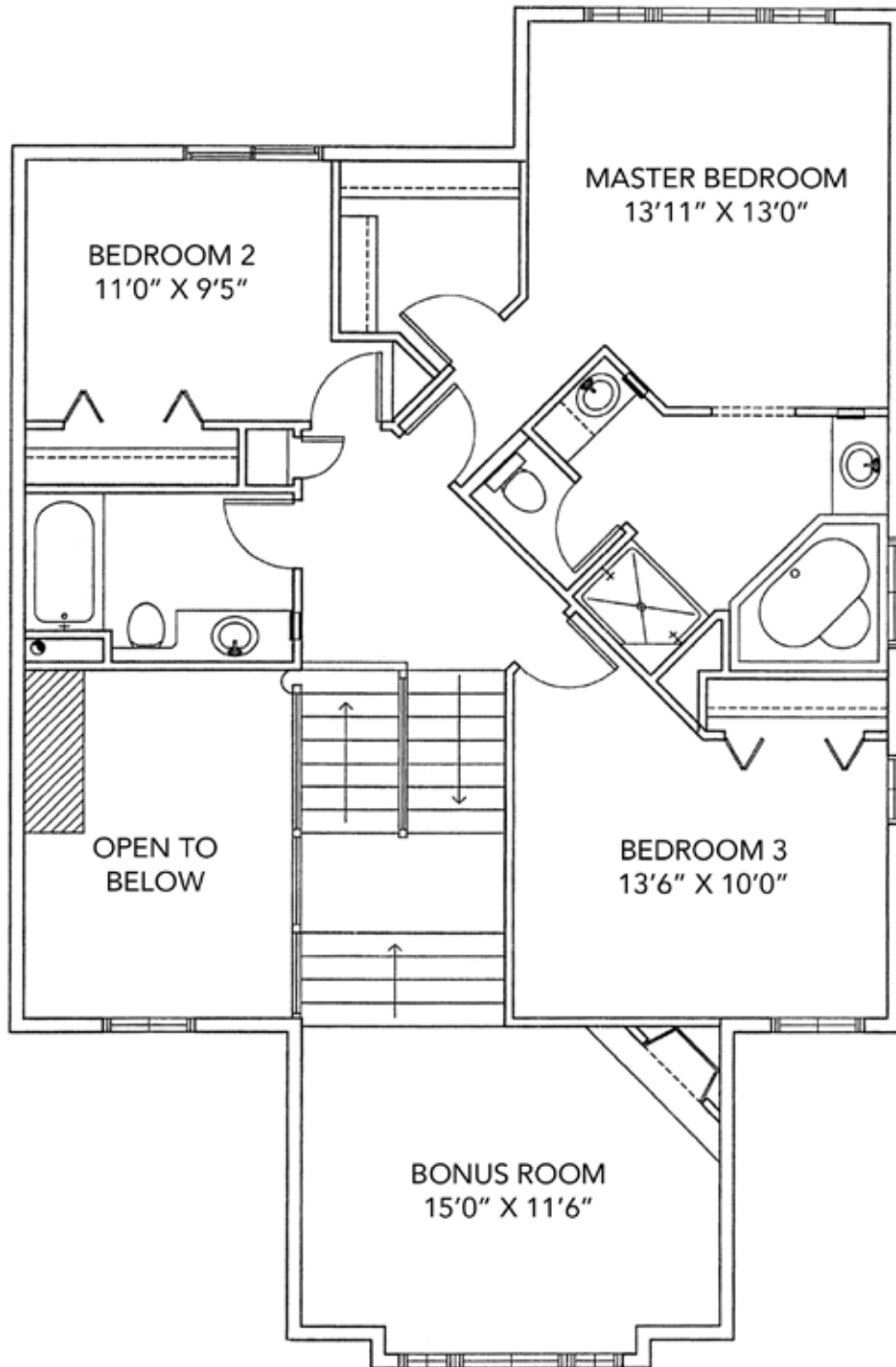


The master bedroom promises to be your retreat from the daily grind - it boasts plenty of space for your furniture and a luxurious 6-piece ensuite including a deep, corner soaker tub.



MAIN FLOOR: 1042 SF

TOTAL: 2201 SF



UPPER FLOOR: 1159 SF





The large back deck is a great space to dine al fresco in the warmer months with plenty of room for your patio furniture. Exercise your green thumb in the back yard while the kids play.



## PROPERTY FEATURES

<b>District:</b>	C070 - Discovery Ridge	<b>MLS:</b>	C3499492
<b>Legal:</b>	Plan 0310402, Block 18, Lot 95	<b>Rooms:</b>	<b>7/3 with Bonus Room</b>
<b>Zoning:</b>	R-1	<b>Taxes:</b>	\$3,253 (2011)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2003

<b>Style:</b>	2 Storey	<b>PRICE:</b>	<b>\$649,000</b>
<b>Lot:</b>	52' x 114' (15.94m x 35.0m)	<b>Front Exposure:</b>	South
<b>Size:</b>	2201 SF (204.5 m2)	<b>Landscaped:</b>	Yes
<b>(Lower):</b>	Unfinished	<b>Fenced:</b>	Yes
<b>Flooring:</b>	Hardwood, carpet, tile	<b>Exterior:</b>	Stucco, stone, cedar shakes
<b>Heating:</b>	Forced-Air (1)	<b>Roof Type:</b>	Asphalt shingles
<b>Fireplace:</b>	Yes (2) gas-fuelled	<b>Possession Date:</b>	45 days/negotiable

MAIN LEVEL		UPPER LEVEL	
<b>Great Room:</b>	18'0" x 18'6"	<b>Bonus Room:</b>	15'0" x 11'6"
<b>Kitchen:</b>	13'0" x 10'8"	<b>Master Bedroom:</b>	13'11" x 13'0"
<b>Dining Room:</b>	13'0" x 11'6"	<b>Bedroom 2:</b>	11'0" x 9'5"
		<b>Bedroom 3:</b>	13'6" x 10'0"
<b>Bathrooms:</b>	(3) 1 - Two piece, 1 - Five piece, 1 - Six piece ensuite		
<b>Basement:</b>	Full: Unfinished, awaiting your future plans		
<b>Parking:</b>	Double attached garage with remote door access (22'0" x 22'0")		

## INCLUDED IN PRICE

Black Frigidaire kitchen appliances to include: gas range with self cleaning oven, OTR microwave, side-by-side fridge with ice maker & water dispenser, built-in dishwasher and Insinkerator garburator; also included are all of the window coverings, alarm system, vacuum system & all attachments, washer & dryer, (1) garage door openers with (2) remotes and underground sprinkler system.

## REMARKS

Mere steps from Griffith Woods Park! Step into the spacious foyer with 2-storey height ceiling and beautiful slate tile flooring. In the Great Room there is a gorgeous fireplace feature wall with raised hearth, stone facing, Mission style mantle and built-in shelving. The well appointed kitchen offers granite countertops, shaker maple cabinets, maple hardwood flooring, huge island with undermount sink, built-in wine rack and raised eating bar, and is sure to delight the chef in your family. The spacious dining room boasts hardwood floors and opens to the spacious back deck. Also on the main: a convenient powder room with hardwood flooring and a laundry/mud room with access to double attached garage. The upper floor hosts a bright bonus room with 10-ft ceiling and corner fireplace with slate tile surround. Also on this level is the large master bedroom with walk-in closet and luxurious 6-piece ensuite with his/her sinks in separate vanities, corner soaker tub, separate shower with two shower heads and separate water closet. 2 additional bedrooms and full 4-piece bath complete the upper level. The undeveloped basement, with two hot water tanks and lots of space to develop, awaits your future plans. The large back yard is fenced, has a spacious wood deck and still has plenty of space for the kids to play. Welcome home!

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

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## 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!

