



The walk-out was professionally developed by the builder...Morrison Homes.

A second bay window...flooding this area with sunshine, and a two-way fireplace.



We feature lovely maple cabinets, stainless steel appliances and thick slabs of granite counters.

*Welcome to
303 Discovery Ridge Bay S.W.*



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Overview

Enjoy the grandness and luxury of this home from the first moment you approach this outstanding home. All three levels are developed including a fully finished walk-out basement. Comfortable in style and immaculately maintained, this is a home that reflects 'True Pride of Ownership'. From the ultra-modern kitchen with beautiful maple cabinets, thick slabs of granite counters, stainless steel appliances with a "cooks-dream" Bosch gas stove, a total of six bedrooms, an enormous upper level bonus/family room and lower level family room. Extra details fill the home such as the two-way fireplace on the main floor and a second fireplace on the lower level. The nine foot, spantex ceilings on the main floor, arched entranceways, soft corners and gleaming maple hardwood flooring throughout most of the main floor, is just a short list offered in this exceptional home. These are just some of the features that are evident to the eye, here are the ones that are less obvious but are just as important...Morrison built, "The Beaumont", South, West and East exposure, a mountain view, and a large corner lot measuring 23.9 to the rear of the home and 35.4 deep. We feature hardwire for a hot-tub...should you wish, and additional hook-ups for your washer and dryer on the lower level. The garage is attached, oversized featuring plumbing and additional storage and we have a 10 year extended Alberta Home Warrantee.

This lovely home was built in 2005, in the prestigious low density district of Discovery Ridge. The community of Discovery Ridge located a short drive to the new LRT extension; Westside Recreation Centre and offers easy access to downtown; major thoroughfares, and a wide range of shopping opportunities including Westhills.

Kitchen & Dining Area

Meal preparation is a breeze in this ultra-modern kitchen, offering the lovely timelessness of maple cabinets, stainless steel appliances including a Bosch gas stove, and ample cabinets and thick slabs of granite counters. This area is functional and yet has a balance of beauty, comfort and convenience. The island counter is two-tiered creating a casual breakfast bar and even greater space; and the volume of cabinets are more numerous than those found in most homes allowing you extra counter space and storage that all fine homes desire. Enjoy the freedom to entertain as you cook; as your guests relax in this casual area as you enjoy putting the final touches to that fabulous meal. Don't miss the convenience of having the deck just beyond the nook, allowing you easy access to your bar-be-que and summer patio furniture. The dining area is flooded with natural light from the bay window and spacious enough for your large and casual family get-togethers.

Great Room & Office

The thought that went into the design of this home is an important feature, with the nine-foot knock-down spantex ceilings, the second bay window... flooding this area with sunshine, and the two-way fireplace enjoyed both in the Great room and main floor office. The grande size of the Great Room is roomy enough to showpiece your finest furnishings, and the arched entrance and soft corners finalize these many fine touches. The hardwood floors found throughout much of the main floor offers practicality in its easy care and beauty in its feel and colour. This is what homeowners have come to expect today in high-end finishing.

Formal Dining Room

The double doors gracing the entrance to your formal dining room and the West-facing bay window floods this room with natural light. Your hutch and buffet easily fits into the special opening also graced by arched ceilings and soft corners. These well planned touches ensure your dining experience to be special and add to the elegance of this home.

Upper Level

We offer a very rare commodity...six bedrooms, three on the upper level and three on the lower level, all very spacious in size. The master-bedroom; is enhanced by the luxurious en-suite featuring a jetted tub, separate shower stall, dual sinks, and a counter preparation area. As you approach the top of the staircase notice the sheer size of the upper bonus/family room; spacious enough to include a computer area without compromising the overall size, ensuring enjoyment of the media/T.V. area. The bonus/family room separates the master bedroom from the other two bedrooms, creating two separate sleeping areas...very private and well designed.

Walk-Out Basement

The walk-out basement was professionally developed by the builder...Morrison Homes. The large East-facing picture window and side window ensures this level is light and bright. The three lower level bedrooms allow the teenager of the home to have their own space even when out-of-town guests are visiting. The entertainment-bar invites casual entertaining even on this level...and warmth and coziness from the lower level fireplace.

Conclusion

Thinking of moving to a spacious home...2537 sq ft with all 3 levels professionally developed, then don't hesitate. Major thoroughfares a short drive away, easy access to the core and closeby shopping makes this home superior.

More pictures & a virtual tour of this home are available at www.calgaryconnection.com or contact Real Phaneuf at 249-4322 for additional information.