



Thick fine-wood built-ins found in the Great Room, Bonus Room and Children's bedrooms.



Custom made espresso cabinetry, thick slabs of granite counters in this luxurious and grande kitchen.



The finest of craftsmanship expressed through every inch of this home.

*Welcome to
298 Discovery Ridge Way S.W.*



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Overview

The home sits on a nicely sized lot with the added benefit of being beautifully professionally landscaped and a backyard offering privacy. Steps from your house are the walking and biking paths...with a gorgeous view of the ravine and pond beyond. This lovely home was built in 2005, in the prestigious low density district of Discovery Ridge. The finest workmanship expressed through every inch of this house with extensive use of thick granite on all counter-tops, thick fine-wood built-ins found in the Great Room, Bonus Room, and the children's bedrooms, barreled ceilings, arched entranceways are just a few of the superior finishing's that grace this lovely home. A classic cut-out opening frames the dining room and notice the soaring two-story ceilings at the entrance, 9 foot ceilings found through the rest of the main floor and in the basement. A grande and spacious kitchen with espresso stained cabinetry, and two-tiered counters. Rod iron spindle and thick fine-wood toppers adding drama to the railings lead you to the upper level offering easy access to the large bonus room and three generously proportioned bedrooms. Features less evident to the eye however adds even greater attention to detail is the sound system throughout the house inside and out, reinforced floors to support the extra granite counters, and professional landscaping including an underground irrigation system.

Kitchen and Nook

Seldom do you find a kitchen of this size making meal preparation is a breeze in this ultra-modern kitchen, offering the gorgeous espresso stained cabinetry, thick slabs of granite counters and a two-tiered island creating a casual eating area. This entire area has hardwood flooring stained to contrast the cabinetry...very dramatic. The designer backsplash is a gorgeous compliment to the cabinetry. Enjoy the freedom to entertain and cook; as your guests relax in the casual eating area, you can enjoy putting the final touches to that fabulous meal. This spacious nook is large enough to entertain with ease. The kitchen and dining area are functional and yet has the balance of beauty, comfort and convenience.

Don't miss the convenience of your double French doors accessing your patio and secluded backyard for easy bar-be-queing and summer entertaining.

Great Room

The open design of the main floor is an important feature. The size and spaciousness of this room, along with the knock-down spantex finish, recessed lighting, the nine foot ceilings and the abundance of windows to the rear of the house makes this room one of the nicest features of this home. The show-

piece feature wall with the fireplace surrounded by custom built detailed wood built-in from floor to ceiling and wall to wall...is stunning. The room offers warmth and coziness, but is spacious enough to showpiece your finest furnishings. The hardwood floors found throughout most 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.

Dining Room

To add to your dining pleasure; as you approach notice the...arched entranceways, a "butler staging area" with a granite counter and additional cabinetry, barreled ceiling, designer cut-outs, crown molding and a medalion highlighting the lighting fixture.

Entrance & Office

Enter and you will immediately see the difference...soaring two-storey ceilings, a large open foyer spacious enough to allow all your guests to enter comfortably...and notice the volume of closet space at the entrance. The office, slightly removed from the rest of the house will allow you to work in peace and quiet. The picture window overlooks the walking paths, ravine and pond beyond.

Bedrooms 3

We know you will be pleased with the size of all three of these spacious bedrooms...and notice the built-ins creating desks in the children's rooms...very functional. The master bedroom has a luxurious and private five piece en-suite, vaulted knock-down spantex ceilings, his and her walk-in closets and a Juliet balcony perfect spot to sip wine and soak in that glorious view.

Ensuite and Bathrooms

The privacy that all these bathrooms offer is very desirable; one saved for your short term guests...the other for your family and of course your ensuite for your exclusive use...and granite countertops in all the bathrooms.

Conclusion

Exceptional craftsmanship! Uncompromising home of the highest quality and modern features in the exclusive low density district of Discovery Ridge...and a view. The walking paths at your doorstep, major thoroughfares a short drive away, easy access to the core and close by shopping makes this home superior. To view a virtual tour of this property or for more information and pictures go to my website at www.calgaryconnection.com or contact Real Phaneuf at 249-4322.