

Agents:

REAL PHANEUF

Status: **Active**
Occupancy: **Vacant**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
mail: rphaneuf@rlfoothills.com

Rooms: **9**
Bedrooms: **3 + 3**
Bathrooms: **3.5**
Taxes: **\$4532.59**
Possession: **10 Negotiable**

Address:
303 Discovery Ridge Bay S.W.

District: **Discovery Ridge**
Number: **070**
Plan **0510376 Blk 34 Lot 40**

Home Size: 2537 sq. ft. 235.6 sq. m.	Floor Finish: <i>Hrdwd, Carpet, Ceramic</i>	Price: \$774,900
Age: 2005	Heat: <i>2 Forced Air</i>	Dwnpmt: \$774,900
Lot: R-1	Landscaped: <i>Fully</i>	Mortgage: Treat as Clear
Style: 2-Stry Walk-out	Fenced: <i>Fully</i>	Interest: Title
Parking: Oversized Dble Attached	Fireplace: <i>2-Gas Fireplace</i>	
Ext. Finish: Stone & Stucco	Basement: <i>Fully-Finished Walk-out</i>	

Nook: (M) 12' x 8'	Bedroom: (U) 12' x 11'
Great Room: (M) 17' x 15'	Bedroom: (L) 12' x 11'
Kitchen: (M) 12'6" x 12'6"	Bedroom: (L) 11'3" x 10'
Dining Room: (M) 12'6" x 12'6"	Bedroom: (L) 9'8" x 13'
Office: (M) 13' x 10'3"	Recreation Room: (L) 19' x 14'4"
Bonus Room: (U) 14'3" x 22'	Bathrooms: <i>5 piece en-suite, 4 piece upper, 2piece main. 4 piece lower</i>
Master Bedroom: (U) 14' x 12'	
Bedroom: (U) 12' x 11'2"	

Included in Price: **Fridge, Gas Stove, Built-in Dishwasher, Vacuum System and Attachments, Garage door opener and two controls, All window coverings and Attachments**
Exclude: **Purple Drapes Lower Bedroom**

Highlights & Special Features: *We are a Morrison built... "The Beaumont" offering an exceptional floor-plan; designer touches throughout and all three levels developed including a fully finished walk-out. The kitchen has maple cabinetry, granite counters including the two-tiered island, and a nook surrounded by a bay window bringing in the Alberta morning sun. The bank of windows to the rear of the home views onto the enormous rear yard. The main floor fireplace is two-way allowing enjoyment from the office and living room. The upper level features three bedrooms all generously proportioned, and an exceptionally large bonus/family room. Offering a spectacular open design, this home still allows for a more formal dining room and main floor office. Designer accents are found throughout...gleaming maple hardwood floors, thick granite kitchen counters, four bay windows flooding all principle rooms with light. The lower level walk-out has also been professionally developed by the builder and offers an entertainment area created by the wet-bar directly beside the family room; three additional bedrooms and bath. This lovely home sits on a large corner lot measuring 23.9 to the rear of the home and 35.4 deep with East, West and South exposure, including a mountain view...superior! To view a virtual tour, further information go to: www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*