

Agents:

REAL PHANEUF

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

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

Rooms: **8**
Bedrooms: **3**
Bathrooms: **1-5Pc, 1-3 Pc,
1-2 Pc**
Taxes: **(09) \$4268**
Possession: **90 Days or
Negotiable**

Address:

298 Discovery Ridge Way S.W.

District: **Discovery Ridge**
Number: **C070**
Plan **0410929 Block 25 Lot 86**

Home Size: 2686 sq. ft. 249.6 sq. m.	Floor Finish: <i>Hardwood, Carpet, Tile</i>	Price: \$799,900
Age: 2005	Heat: <i>Forced Air</i>	Dwnpmt: \$799,900
Lot: R-1	Landscaped: <i>Fully</i>	Mortgage: Treat as Clear
Style: 2-Storey	Fenced: <i>Yes</i>	Interest: Title
Parking: Dble Attached	Fireplace: <i>Gas</i>	Matures:
Ext. Finish: Brick & Stucco	Basement: <i>Unfinished</i>	L.I.:

Dining Room: (M) 10'6" x 11'6"	Master Bedroom: (U) 10' x 13'6"
Great Room: (M) 15' x 13'	Bedroom: (U) 10'9" x 10'8"
Kitchen: (M) 15' x 10'	Bedroom: (U) 10'9" x 10'8"
Office: (M) 11'6" x 10'6"	Bathrooms: <i>5 piece en-suite, 4 piece upper, 2piece main</i>
Bonus Room: (U) 12' x 15'4"	

Included in Price: Fridge, Stove, Built-in Dishwasher, Microwave/Hoodfan, Garage door opener and two controls, All window coverings and Attachments, Washer, Dryer, Built-in Vacuum System and Attachments, T.V. Samsung 42", All Built-in Speakers

Highlights & Special Features: *Steps from your door is the walking paths and gorgeous view of the ravine and pond. The professional landscaping has been completed with a retaining wall creating a private oasis in the back of the home. Fine European craftsmanship is evident throughout this elegantly designed 2686 sq. ft. home. The majestic views of the pond below can be enjoyed, sipping wine from the balcony off the master bedroom. The master bedroom is a fabulous getaway, the vaulted ceilings, his and her walk-in closets, and the five piece en-suite bath. The home is loaded with extras including a spacious kitchen with a commanding two tiered island, highlighted with thick slabs of granite which flow seamlessly into the espresso stained cabinetry. The extent of the finishing throughout the whole home is a notch above the competition with lots of built-in cabinetry, extended crown moldings and rich casings and baseboards. Lots of extras include a barrel ceiling; butler's serving cabinetry, luxurious staircase with wrought iron railings and heavy corner posts. Take your time and look closely you will find everything in pristine condition. It is well worth a look. To view a virtual tour, further information go to: www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*