

Welcome Home to

21 DISCOVERY RISE SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

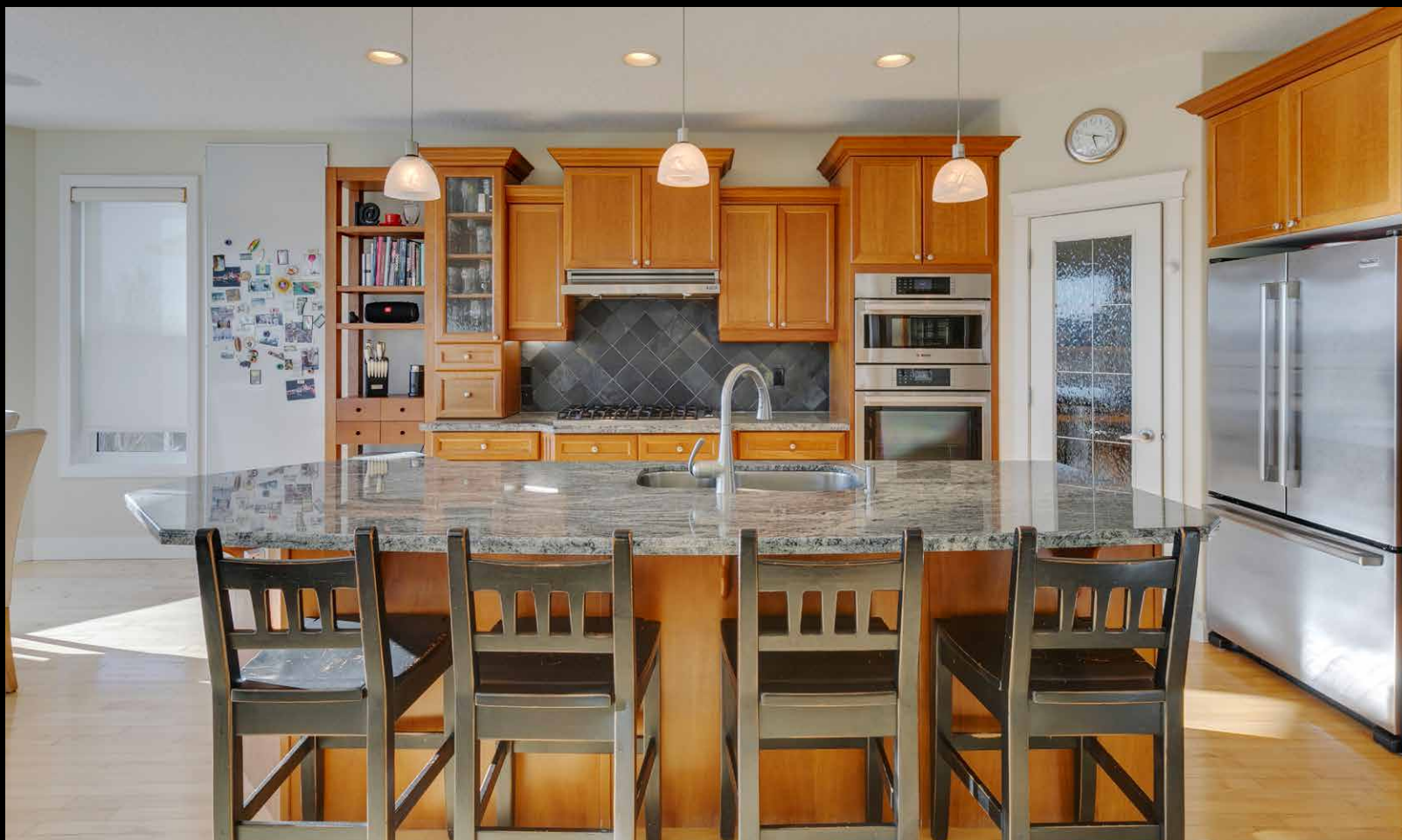
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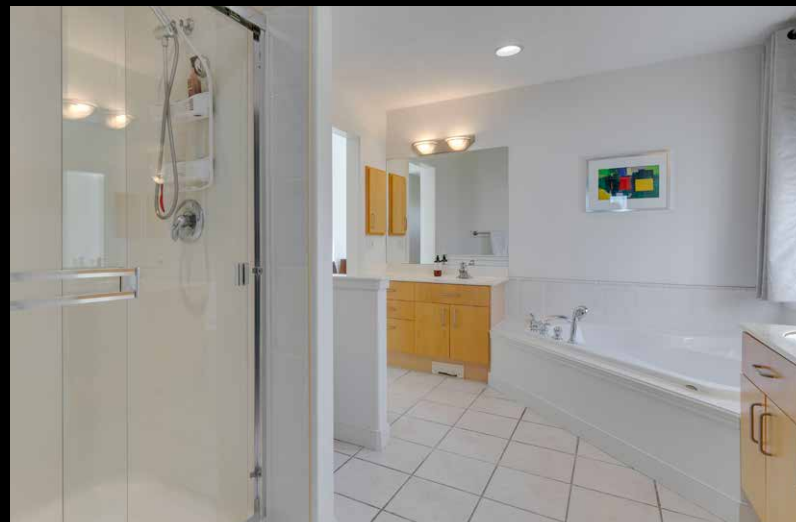
Stunning Mountain and River Valley Views! Welcome to 21 Discovery Rise SW! Situated on one of the best view lots in Discovery Ridge. With over 4,125 sq ft of finished living space, 5 bedrooms and 4 bathrooms this is the perfect family home. The main floor's open floor plan and large windows fill the space with natural light and features a great room with an ornate 20'+ ceiling and large dual-facing gas fireplace. Light hardwood floors and colour palette throughout this level keep it bright and airy. The gourmet kitchen is well appointed and beautifully finished with stone granite countertops, cherry wood cabinetry, slate backsplash, newer high-end stainless-steel appliances, including a 6-burner gas Viking cooktop and Viking French door side by side refrigerator/freezer. The large island with breakfast bar opens to the nook and great room making this the perfect place to entertain. Off the kitchen is a large south facing deck with electric awning. The den comes complete with built-in bookcases, fireplace, and dual French doors perfect for home office or library. Central air, recessed lighting, Duovac central vacuum and millwork built-ins throughout. On the upper level there are 3 bedrooms and a 4-pc bath, a walkway that opens to below leads to the primary suite. Enjoy mountain views as you lounge in your private oasis complete with walk-in closet and 5-piece ensuite featuring heated floors, soaking tub, and separate walk-in shower. The walk-out basement is fully finished with heated floors, a family room with gas fireplace, 5th bedroom and 4 pc bath. The wet bar has a sub zero undercounter fridge and faces the flex area leading out to the back yard complete with large stone patio, pergola, and garden area. The wine cellar was professionally built including California redwood racking with featured bottle display, insulated and drywalled with vapor barrier, textured ceilings, and wall, Whisperkool XLT temperature and humidity control system. Perfect for car enthusiasts, the triple attached oversized garage comes complete with vertical wall and above ground cabinets, overhead storage, wall-mounted organisers, worktops, and epoxy floor coating. Quick access to all amenities with the newly completed ring road.

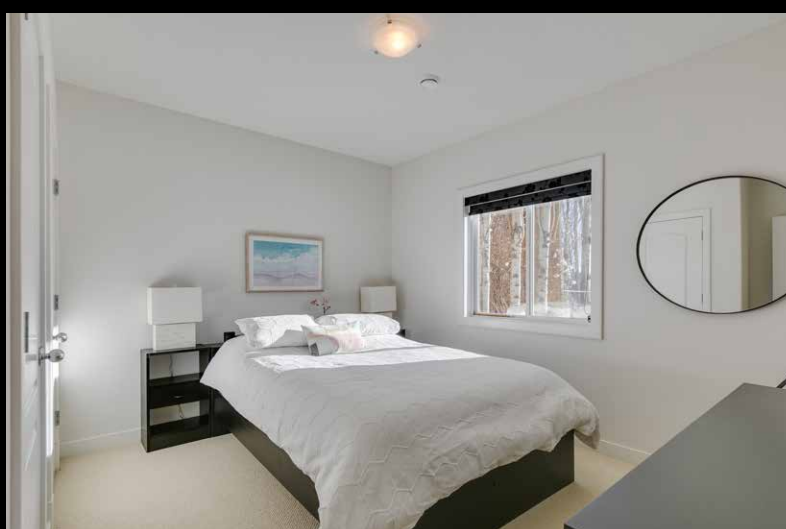
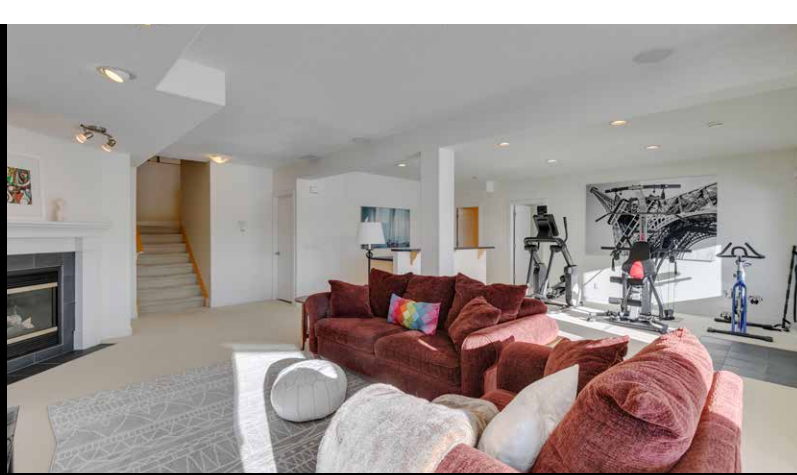


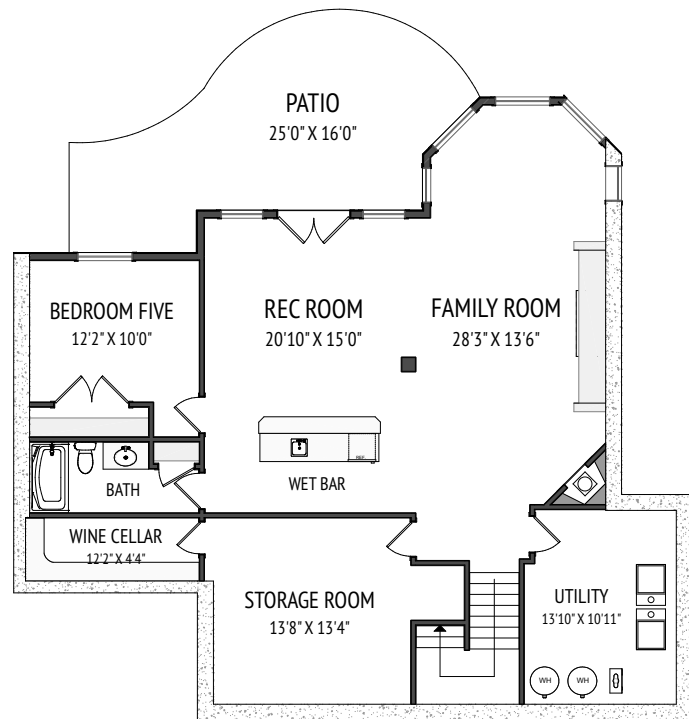
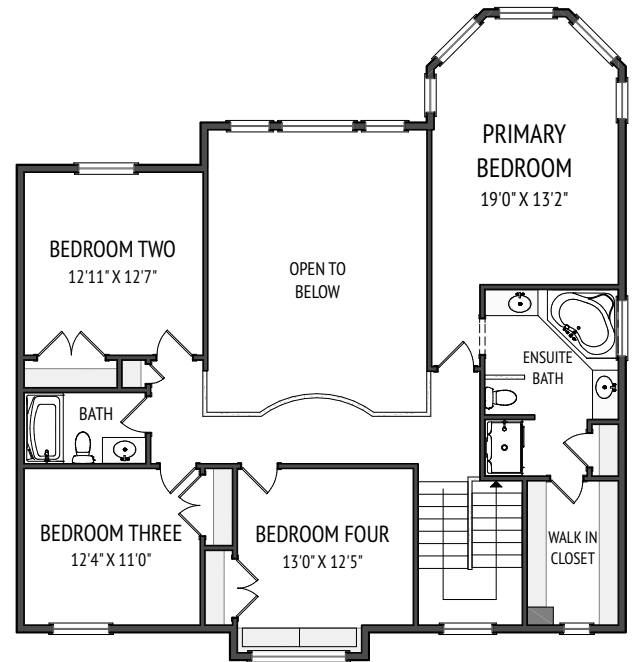
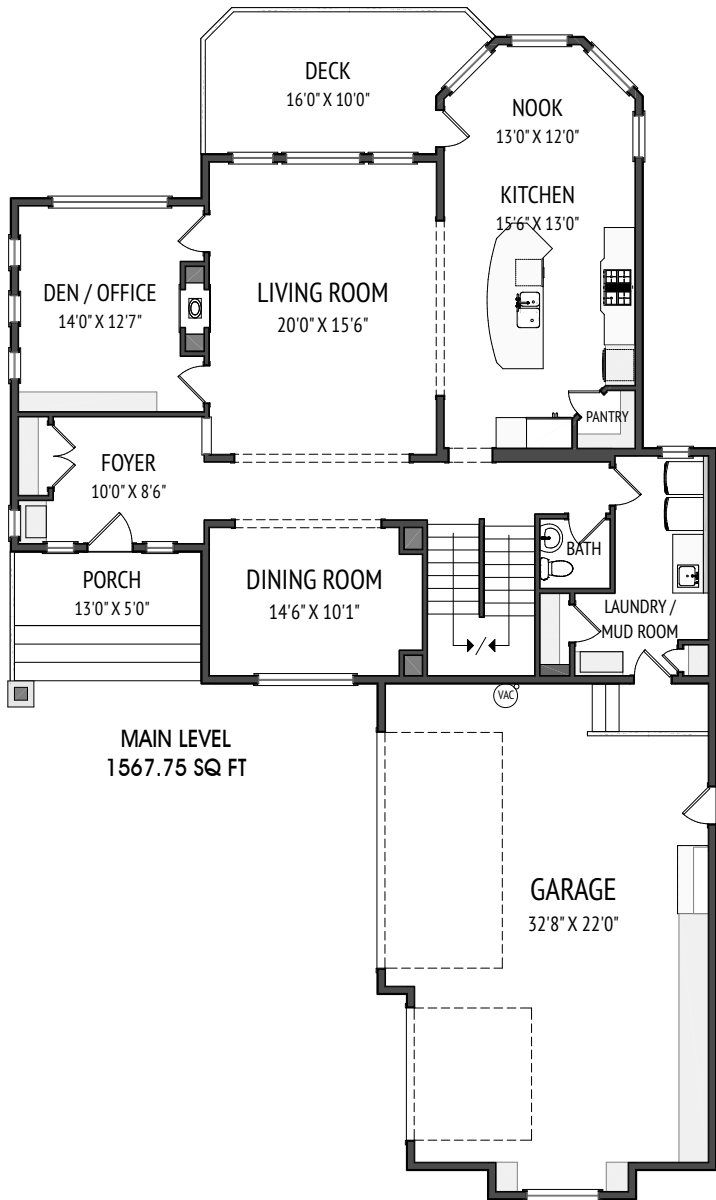


MLS: A2110270
Year Built: 2001
Subdivision: Discovery Ridge
Type: House
Taxes (2024): \$8,958
HOA Fee: \$325/year
Size: 4,459 SqFt
Parking: Attached Triple Car Garage

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FEATURES

Unique Location:

- Rare View Home Sitting on One of Discovery Ridge's Best Lots
- Stunning Mountain and River Valley Views
- Ridge Homes Rarely Come on The Market
- South Facing Backyard Overlooks Bow River Valley and Griffith Woods Park
- Ample Privacy in a Quiet Neighbourhood
- Easy Access to Services with the Newly Completed Ring Road

Gourmet Kitchen:

- Premium Stone Granite Countertops
- Cherry Wood Cabinetries
- Slate Backwash
- Newer Upgraded Stainless-Steel Appliances:
 - Built-In Bosch Dual Oven (Steam Convection Oven and Regular Oven)
 - Viking Cook-Top Gas Stove
 - Viking Hood Fan
 - Viking French Door Side by Side Refrigerator/Freezer
 - Miele Dishwasher
- Large Island with Upgraded Moen Faucet and Dual Sink
- Spacious Corner Pantry

Home Features:

- Open Floor Plan and Large Windows Bringing in Abundance of Natural Light
- Hardwood Floors, Slate, Carpet and Tile
- Great Room Features Ornate 20'+ Ceiling with Large Dual-Facing Gas Fireplace
- Walk-Out Basement to South Facing, Oversized & Level Back Yard Complete with Large Stone Patio, Pergola and Garden Area
- Finished Basement with Bar Area with Sub Zero Undercounter Fridge, In-Floor Heating, Gas Fireplace and Large Whirlpool Freezer for Extra Storage
- Newer Dual Furnaces & Humidifiers
- New Dual Air Conditioners
- Electrolux Washer And Dryer
- Ceiling Fans in Great Room and Primary Suite
- All Dry Wall Corners Rounded
- Central Alarm System
- Heated Ceramic Tiles in Primary Ensuite
- Duovac Central Vacuum System with Kick Plates in Kitchen and Primary Ensuite
- Electric Awning on South Facing Balcony with New Canvass Awning
- Roof Re-Shingled In 2011

Wine Cellar:

- Professionally Built – 904 Bottle Capacity (Incl Racking Designed for Champagne Bottles)
- California Redwood Racking with Featured Bottle Display, Crown Moulding and Curved Corners
- Whisperkool XLT Temperature and Humidity Control System
- Insulated and Drywalled with Vapor Barrier, Textured Ceilings and Walls
- Solid Wood Door with Lock
- Chandelier and Wine Barrel

Garage:

- Triple Attached Oversized Garage
- Professionally Installed by Premier Garage:
 - Vertical Wall,
 - Above Ground Cabinets,
 - Overhead Storage
 - Wall-Mounted Organisers
 - Worktops
 - Epoxy Floor Coating
- Insulated and Painted
- Keypad Door Lock
- Power yo Garage Doors Can Be Switched Off for Added Security When Away for Extended Periods of Time

Upgraded Security Features:

- Installed by Parry Bros Lock & Safe:
 - Mul-T-Lock Front and Garage Door Locks
 - Master (Restricted) Keys
 - Security Laminate and Lock Chains on Walk-Out Basement Doors
 - Bolt Buddy System Throughout
 - Barrier Bar on Side Entrance Door in Garage





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