



**GRASSROOTS**  
REALTY GROUP

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**90 Discovery Ridge Way SW**  
**Calgary, Alberta**

**MLS # A2230117**



**\$981,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,542 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 90 Discovery Ridge Way, a beautifully maintained 4 bedroom home offering over 3700 square feet of thoughtfully designed living space, located in the desirable community of Discovery Ridge. The main floor features a bright and airy layout with large principal rooms, including sunny front sitting room, spacious dining room, and functional enclosed office, perfect for working from home. The open concept kitchen boasts large island, eating nook with a stunning view of the fully landscaped back yard, and seamless flow into the cozy family room with fireplace, ideal for entertaining and every day living. Upstairs you will find three generous bedrooms, including an expansive primary suite with 5 piece ensuite featuring a heater and large walk in closet. In addition the the bedrooms, the upper includes a huge bonus room, offering yet another tranquil common space. The fully finished lower adds even more, with open games/media room, fourth bedroom and 4 piece bath, with extra heating, perfect for guests or teenagers. Outside is a complete oasis, front and back, with stunning landscape, complete with 3 distinct sitting areas, including a gazebo and tranquil waterfall feature, a private haven for relaxing or entertaining. The driveway has recently been refinished with RubberStone, and offers a 10 year guarantee. This is the perfect home for families seeking space, comfort and prime location in one of Calgary's most sought after communities, offering endless pathways through forests, and a lifestyle that cannot be matched!