

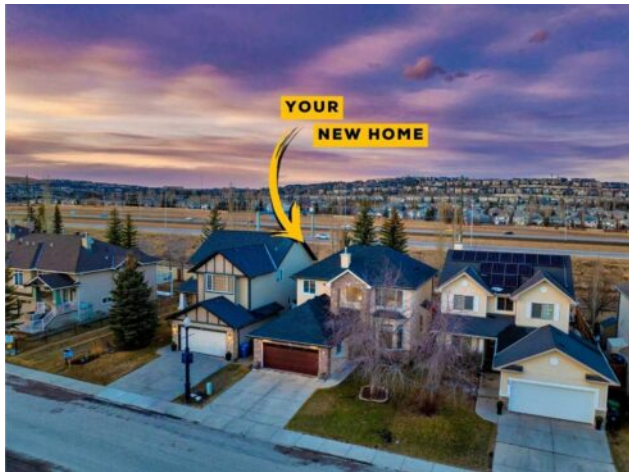


GRASSROOTS
REALTY GROUP

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90 Discovery Ridge Road SW
Calgary, Alberta

MLS # A2293743



\$975,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully maintained 5-bedroom, 3.5-bathroom two-storey home offering over 2,350 sq ft above grade plus a fully finished basement in the highly sought-after community of Discovery Ridge. This functional family layout features four bedrooms upstairs, including a spacious primary retreat with a renovated 5-piece ensuite and walk-in closet, plus a fully developed basement with a large fifth bedroom and additional living space. The main floor offers 9' ceilings, a bright open-to-above foyer, a formal dining area, a main floor office with French doors, and a comfortable living room with a gas fireplace and built-in shelving. The kitchen features refinished cabinetry, an updated backsplash, quality appliances, and excellent flow for everyday living and entertaining. Numerous updates provide peace of mind including vinyl plank flooring (2018), basement development (2016), furnace (2022), hot water tanks (2021 & 2024), central A/C, humidifier, central vacuum, and garage door replacement (2019). Additional improvements include a newer roof, epoxy garage flooring, bathroom and kitchen updates, a gas line with a gas range, window coverings, a custom back veranda, and a fire pit area. Enjoy a private landscaped yard with mature trees, a rear deck, and excellent outdoor living. Ideally located with quick access to downtown, Stoney Trail, and the Rocky Mountains, while being steps from Griffith Woods Park, pathways, schools and amenities.