



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

90 Discovery Ridge Road SW  
Calgary, Alberta

MLS # A2293743



**\$975,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.