



**30 Discovery Ridge Gardens SW
Calgary, Alberta**

MLS # A2308770



\$990,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Offering over 2,900 sq. ft. of developed living space, this beautifully maintained home combines an exceptional layout, quality upgrades, and an incredible location backing directly onto a peaceful greenspace with access to the community pond and extensive walking and cycling pathways. Situated on a quiet, family-friendly street, this home offers the perfect balance of comfort, functionality, and outdoor living. The inviting main floor showcases engineered hardwood flooring, updated colours, and an abundance of natural light throughout. At the front of the home, a private office with custom built-in cabinetry provides the perfect work-from-home space. The spacious kitchen has been refreshed with updated appliances and overlooks the bright dining area and welcoming living room, where a gas fireplace creates a warm and inviting focal point. Step outside and you'll quickly appreciate what makes this property so special. The backyard has been thoughtfully designed for entertaining and relaxing, featuring a large deck directly off the home, a custom stone patio with a pergola and sitting area, all backing onto a beautiful greenspace with direct access to the pond and pathway system. Upstairs, you'll find a spacious bonus room finished with engineered hardwood flooring, along with three generous bedrooms. The primary suite offers plenty of room to unwind and features a large walk-in closet and a spacious five-piece ensuite complete with dual sinks, a soaker tub, and a separate shower. The professionally developed basement adds even more functional living space with custom built-in cabinetry throughout the entertainment area and office, a gas fireplace, bar fridge, and a spa-inspired three-piece bathroom featuring a custom jetted shower. Located just minutes from Griffith Woods, playgrounds, schools, Westhills Shopping Centre, Elbow Springs Golf Club, and

the extensive pathway system along the Elbow River, this home also offers convenient access to Glenmore Trail, Stoney Trail, and the mountains beyond. With nearly 3,000 sq. ft. of developed living space, numerous thoughtful upgrades, and an exceptional backyard setting, this is a home that truly stands out. Additional peace of mind comes with significant recent mechanical upgrades, including a new furnace and central air conditioning system installed in 2022, as well as a new roof completed less than a year ago.