



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

325 Discovery Ridge Way SW
Calgary, Alberta

MLS # A2315859



\$1,299,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,809 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Environmental Reserve, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY JULY 11TH FROM 1:00PM TO 3:00PM! Nestled in the sought-after community of Discovery Ridge, this exceptional walkout residence offers over 2,809 sq. ft. above grade and breathtaking panoramic mountain and valley views from all three levels. Showcasing a pristine level of care throughout, the home features an elegant open-concept design, rich hardwood flooring, expansive windows, central air conditioning, and a heated and air-conditioned sunroom perfect for year-round enjoyment. The upper level offers a spacious bonus room and four bedrooms, including a luxurious primary retreat with a spa-inspired ensuite and spectacular views. The fully developed walkout basement is ideal for entertaining, featuring a recreation area with bar, built-in speakers, an additional bedroom, and generous storage. Beautifully maintained inside and out, this rare Discovery Ridge offering combines timeless elegance, exceptional pride of ownership, and some of Calgary's most captivating natural views.