



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2320360**



**\$1,449,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Discovery Ridge  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 and Half Storey  |               |                   |
| <b>Size:</b>     | 2,487 sq.ft.   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D  |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Irregular Lot, Landscaped, No Back Lane, Street Light |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle, Flat   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** TV Wall Mounts, Exterior Lights, Garage Cabinets, Garage Heater

Have you been waiting for a home that is truly distinctive? Set on a lot nearly triple the size of many newer homes in the community, 8000 + sq. ft, this extensively renovated in 2022, property combines timeless design, architectural character, and a natural setting unlike anything else in Discovery Ridge. With over 3,600 sq. ft. of developed living space, a bright open floor plan, and a rooftop balcony with mountain views, this home stands apart from the rest. Resurfaced reclaimed hardwood flooring welcomes you into the thoughtfully updated interior. Off the front entry is a versatile space ideal as a formal dining room, sitting area, or private office. The main floor is filled with natural light and designed to take full advantage of the mature landscaping surrounding the impressive 8,000 sq. ft. lot. The fully renovated kitchen, completed in 2022, offers abundant counter space, additional cabinetry, a gas stove, premium appliances, and seamless access to the outdoor living areas. A casual dining space sits adjacent to the kitchen, while a walk-through butler's pantry connects to the backyard and flows into a spacious mudroom with excellent storage and direct access to the garage. Upstairs features a convenient laundry room added in 2022, new carpeting, and two generous bedrooms connected by a Jack & Jill bathroom. The third-level bonus room opens onto a spectacular southwest-facing rooftop balcony with mountain views. The primary suite serves as a peaceful retreat with vaulted ceilings, a beautifully renovated ensuite featuring a spacious shower, and an expansive walk-in closet. For automotive enthusiasts, the oversized double garage includes a heated interior, a brand-new epoxy floor coating, and one bay measuring 28 feet in length ( 2 seater sports care spot). The fully finished walkout lower level features a gym, a full bathroom, and another bedroom.

Great for entertaining, there is a wet bar that offers seamless access to the landscaped backyard, & a big movie-perfect rec room. Outdoor living is equally impressive with an elevated deck featuring its own fireplace & gas line, while the landscaped backyard provides privacy and room to enjoy the surrounding greenery. Situated in a quiet pocket of Discovery Ridge, this home is steps from walking trails, tennis courts, and green spaces, while offering convenient access to Webber Academy, Calgary Academy, Westhills Shopping Centre, and Stoney Trail. Some of the recent improvements include new garage doors in 2026, a new air conditioning unit and epoxy garage floor coating in 2025, and a garage heater and concrete landscape edging in 2024. The extensive 2022 renovation included resurfaced hardwood floors, new carpet & tile flooring, professional interior painting, a complete new kitchen renovation with new cabinetry & appliances, a fully renovated primary ensuite, a custom walk-in closet organizer, new toilets throughout, a central vacuum system, a new washer & dryer, and a new refrigerator in the walkout level.