



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75 Discovery Ridge Mount SW
Calgary, Alberta

MLS # A2323787



\$1,190,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: All Home Theater equipment, electronics and speakers. Treadmill and Elliptical Stair fitness equipment.

Located in a highly desirable, low-density Calgary west-side community, this exceptional home is designated for the prestigious Griffith Woods School (K-9). Steps from Griffith Woods Park, residents can enjoy scenic walking trails and abundant green space right outside their door. It offers a rare opportunity to embrace an exceptional natural setting with quick access to Stoney Trail (Hwy 201) for effortless commutes and weekend trips to the Rocky Mountains. The property features spacious front and back yards surrounded by mature trees, with the front overlooking a beautiful community trail. This ensures outstanding privacy with no homes directly in front or behind. Inside, large windows throughout provide abundant natural light. The original carpeting has been replaced with solid hardwood flooring across the main and upper levels, complemented by engineered hardwood flooring in the fully finished basement. Designed for entertainment and fitness, the basement includes a home theatre system, treadmill, and elliptical trainer. Nestled in a warm, family-friendly neighborhood with a strong sense of community, this home is a rare find! Additional Highlights: Real hardwood flooring updated in 2023, a new water tank installed in 2025, one new sump pump, and a professionally maintained lawn