



GRASSROOTS
REALTY GROUP

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2 Discovery Ridge Heights SW Calgary, Alberta

MLS # A2327114



\$1,249,900

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,054 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Tandem		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: 4 tv's and wall mounts/brackets, shed, bike storage rack, bench and cabinets in garage, shelving in the utility room, applique lights in basement, rain barrel

Nature's luxury meets modern architectural design in this stunning executive bungalow, backing directly onto a pristine ravine in the highly coveted community of Discovery Ridge. Every inch of this home exudes thoughtful craftsmanship, starting with the main level's soaring high ceilings and massive windows that frame the natural views. The heart of the home is a chef's dream kitchen, featuring a premium gas stove, a massive quartz island with a built-in wine rack, soft-close custom drawers and cabinets, and a striking copper hood fan. Adjoining the kitchen is a bright, sun-drenched dining area and a living room anchored by a custom window bench. Retreat to the main-floor primary suite, a private sanctuary boasting a custom built walk-in closet and a spa-like 4-piece ensuite complete with a large shower, dual sinks, and a heated towel rack for cold winter mornings. A versatile second bedroom on this level easily doubles as a home office or den. Nearby, the highly functional laundry and mudroom features custom built-ins and leads to the oversized double garage, complete with professional epoxy flooring, a workbench, and built-in storage. Upstairs, discover a highly unique second-level loft. This flexible bonus zone can serve as a guest bedroom, gym, or recreation space, and comes fully equipped with its own 3-piece bathroom featuring a luxurious, built-in steam shower. The fully finished walkout basement features a massive recreational family room, two additional spacious bedrooms with walk in closets, a linen closet, and a 3-piece bathroom with a walk-in shower. Step outside the walkout onto a paved patio complete with a cozy fire pit area, or enjoy the upper-level raised deck featuring built-in privacy screens, a dedicated gas BBQ line, and dry storage underneath. The professionally landscaped yard is kept with a built-in irrigation system and

offers direct, private access right into the ravine pathways. Located in the West Calgary enclave of Discovery Ridge, you are close to Griffith Woods Environmental Park, tennis courts, local shops and schools. Commuting is effortless with immediate access to Stoney Trail and Glenmore Trail, getting you to the Rocky Mountains or downtown Calgary in record time.