



**90 Discovery Ridge Road SW
Calgary, Alberta**

MLS # A2327230



\$920,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

One of the best values in Discovery Ridge, this beautifully maintained two-storey offers over 3,500 sq. ft. of developed living space with 5 bedrooms, 3.5 bathrooms, and an exceptional family layout in one of Calgary's most desirable west-side communities. Ideally located with quick access to downtown, Stoney Trail, the Rocky Mountains, Griffith Woods Park, schools, shopping, and the extensive pathway network. The bright and welcoming main floor features an open-to-above foyer, private office with French doors, formal dining room, spacious family room with gas fireplace and custom built-ins, and an updated kitchen with refinished cabinetry, updated backsplash, gas range, centre island, pantry, and excellent workspace for both everyday living and entertaining. Upstairs offers four generously sized bedrooms, including a spacious primary retreat with a beautifully renovated 5-piece ensuite and walk-in closet. The professionally finished basement provides even more living space with a large recreation room, fifth bedroom, full bathroom, and plenty of flexibility for guests, teenagers, or a home gym. Numerous updates provide peace of mind, including vinyl plank flooring, professionally developed basement, high-efficiency furnace, hot water tanks, central air conditioning, renovated ensuite, refinished kitchen, newer roof, epoxy-coated garage floor, garage door replacement, custom rear veranda, gas BBQ line, gas range, updated window coverings, and beautifully landscaped outdoor living spaces with mature trees, a spacious deck, and fire pit area. Discovery Ridge is known for its natural beauty, access to Griffith Woods Park, Bow River pathways, playgrounds, tennis courts, and outstanding west-side amenities. Combining exceptional space, extensive updates, and outstanding value, this move-in-ready home is a rare opportunity to own in one of Calgary's premier

communities.