

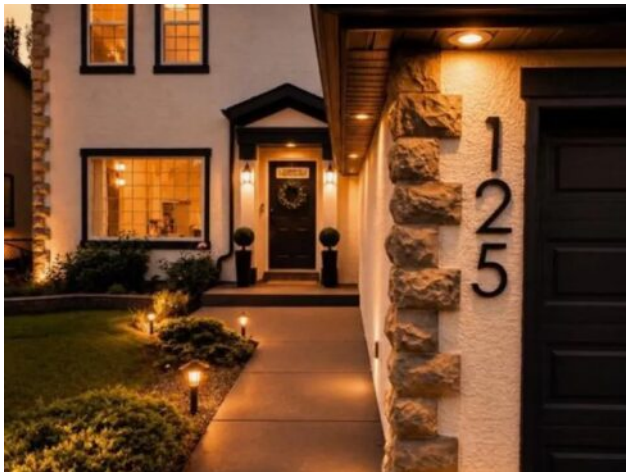


GRASSROOTS
REALTY GROUP

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125 Discovery Place SW
Calgary, Alberta

MLS # A2329809



\$1,249,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Forced Air, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Designed with intention. Rebuilt with precision. Finished for timeless living. In a world of “standard,” this home is anything but. Completely rebuilt and reimagined, this bespoke residence was designed for those who believe a home should be a sanctuary of elevated living. This was not a surface renovation — it was a full architectural transformation. Fully permitted and engineered, every detail was refined to improve flow, scale, material quality, and everyday livability, resulting in a timeless design. Outside, the upgrades immediately impress: resurfaced walkways, a rebuilt deck, finished under-deck patio, epoxy-coated garage floor, repaired retaining wall, fresh exterior paint, and an enlarged window that enhances both natural light and architectural presence. Finished in an Organic Modern aesthetic with Mid-Century Modern roots, the interior reflects a thoughtful balance of warmth, structure, and refined simplicity. Custom slatted details, beamed ceilings, and a reimagined stairwell elevate everyday living. The designer kitchen is the heart of the home, featuring custom rift-cut oak cabinetry, Taj Mahal quartz countertops, a waterfall island with curved fluted detailing, and a full Bosch stainless steel appliance package. The living room is anchored by an impressive 18 ft. floor-to-ceiling lava-slate fireplace. Flooring includes Italian porcelain tile on the main and wide plank oak hardwood on the upper. All bathrooms are fully rebuilt with premium imported tiles, frameless glass showers, floating vanities, and modern fixtures, with heated floors featured exclusively in the primary ensuite. The fully developed basement is thoughtfully designed as a luxury Air-Bnb style space, offering boutique finishes, a private and comfortable layout, and exceptional versatility. It features a flexible media room with a multi-sided fireplace, terrazzo tile flooring, a fully

equipped wet bar, dishwasher, and bar fridge. A full bathroom with glass-tiled walk-in shower with a bench, enhances ease of access without compromising luxury. Ideal for short-term rental potential, hosting guests or multi-generational living, this space delivers both lifestyle appeal and income opportunity. Offering almost 2,900 square feet of total living space, this home is ideally situated on a quiet cul-de-sac, set on a large pie-shaped lot backing onto a lush green belt with a private, fully landscaped yard surrounded by mature trees and shrubs. Just steps from Griffith Woods Park, residents enjoy immediate access to scenic river pathways and forested trails. With gateway access to the Rocky Mountains and Kananaskis Country, 1 min access to Stoney and Glenmore Trail, and downtown Calgary in just 12 minutes, this location delivers the perfect balance of City & Country living. Close to top-ranking schools, extensive pathway systems, shopping centres, restaurants, and caf  s, this is an outstanding and truly rare opportunity.