



GRASSROOTS
REALTY GROUP

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146 Discovery Ridge Way SW
Calgary, Alberta

MLS # A2342577



\$925,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Priv		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Residential-Low Density M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Alarm System As Is (never used), Antique Coffee Bar with Matching Granite Top, Outdoor Stone Bench, Backyard Planter Box, Garage Cabinetry, Garage Hanging Racks

Nestled in the heart of Discovery Ridge, this meticulously maintained bungalow offers refined main-floor living complemented by an expansive, fully finished lower level. The main floor welcomes you with soaring 9-foot and 10-foot ceilings, gleaming hardwood floors, skylights, and central air conditioning. An elegant formal dining room sits adjacent to the open-concept layout, where a deluxe kitchen features a generous island, breakfast bar, granite countertops, and a gas range. The adjoining living room is anchored by a cozy gas fireplace, opening directly out to a beautifully landscaped backyard complete with custom stone features and a multi-tiered oasis—thoughtfully designed so the top level is always bathed in full sun. The primary bedroom serves as a true private retreat, featuring a 4-piece ensuite equipped with a soothing jetted tub and a walk-in rainfall shower with a built-in seat. Downstairs, the basement offers tons of space, featuring a massive family room with ample room for a TV lounge, games setup, and home gym, centered around a second gas fireplace. Two additional lower-level bedrooms are connected by a 3-piece Jack & Jill bathroom, alongside a large storage room. The insulated double attached garage is a standout feature in itself, showcasing durable epoxy flooring and custom built-in cabinetry. Enjoy exceptional everyday convenience with Griffith Woods School (K–9), a quick bus ride to Ernest Manning High School, and the vibrant community square featuring a coffee & donut shop, nail salon, convenience store, liquor store, restaurant, and daycare, etc. Bungalows are rare, especially one this nice -- call your favourite Realtor today!