



GRASSROOTS
REALTY GROUP

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25 Discovery Ridge Hill SW
Calgary, Alberta

MLS # A2351539



\$895,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,094 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: NA

Discover the beauty of Discovery Ridge, one of southwest Calgary's most desirable communities, where nature and outdoor living are part of everyday life. Just moments from the stunning Griffith Woods Park, residents can enjoy scenic walking and cycling trails, peaceful woodland paths, the natural beauty of the Elbow River, and opportunities to explore the outdoors throughout the seasons. Surrounded by green spaces and a tranquil residential setting, this community offers a wonderful balance of nature and urban convenience. Nestled in this beautiful neighbourhood, this lovingly maintained two-storey home offers three finished levels of comfortable living. A welcoming vaulted foyer leads to a private main-floor den, an inviting living room with a two-way fireplace, and a spacious dining area. The kitchen features dark cabinetry, stainless steel appliances, and granite countertops. Upstairs, a generous bonus room, two additional bedrooms, and a spacious primary retreat with a walk-in closet and ensuite provide plenty of room for the family. The fully finished basement offers a large recreation room and bar area, perfect for entertaining or relaxing. Step outside to the southwest-facing backyard, where abundant sunshine creates a wonderful setting for outdoor enjoyment, summer gatherings, or simply unwinding at the end of the day. Complete with an attached double garage, this well-cared-for home is a wonderful opportunity to enjoy the lifestyle that makes Discovery Ridge so special!